



126a Chichester Road, Bognor Regis

Superior detached house with generous garden and ample off-road parking.



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EPC C

- ▶ Detached Family Home
- ▶ Entrance Hall with WC
- ▶ Sitting Room
- ▶ Modern Family Bathroom
- ▶ Gravel Driveway
- ▶ Built in 2009 to High Specification
- ▶ Open Plan Kitchen/Diner
- ▶ Four Bedrooms
- ▶ Garden with Patio

This superior family home was built in 2009 by the current owners to a high specification.

Presenting in good order throughout, the entrance hall has a WC and light laminate flooring which extends into the open plan kitchen/diner.

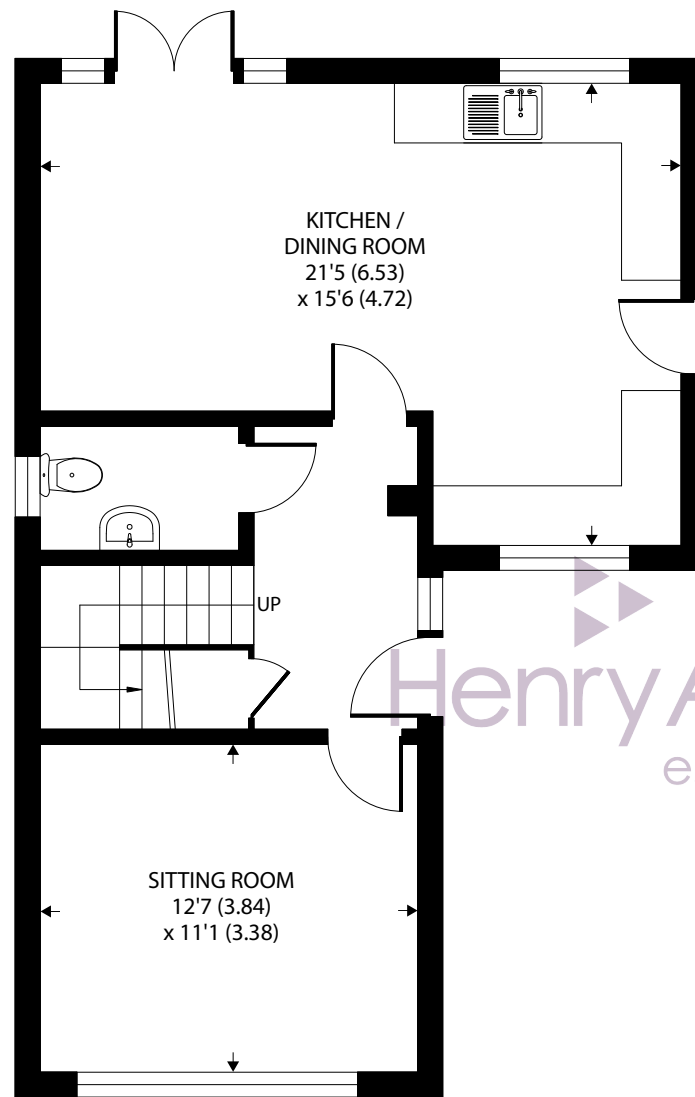
The dual aspect kitchen is fitted with white units with integral oven and hob and space for white goods, there are patio doors in the dining area opening onto the raised patio and overlooking the generous rear garden. The sitting room has a large picture window.

On the first floor, there are four bedrooms, one is currently used as a study. The family bathroom is fitted with a modern white suite with a shower over the panel bath.

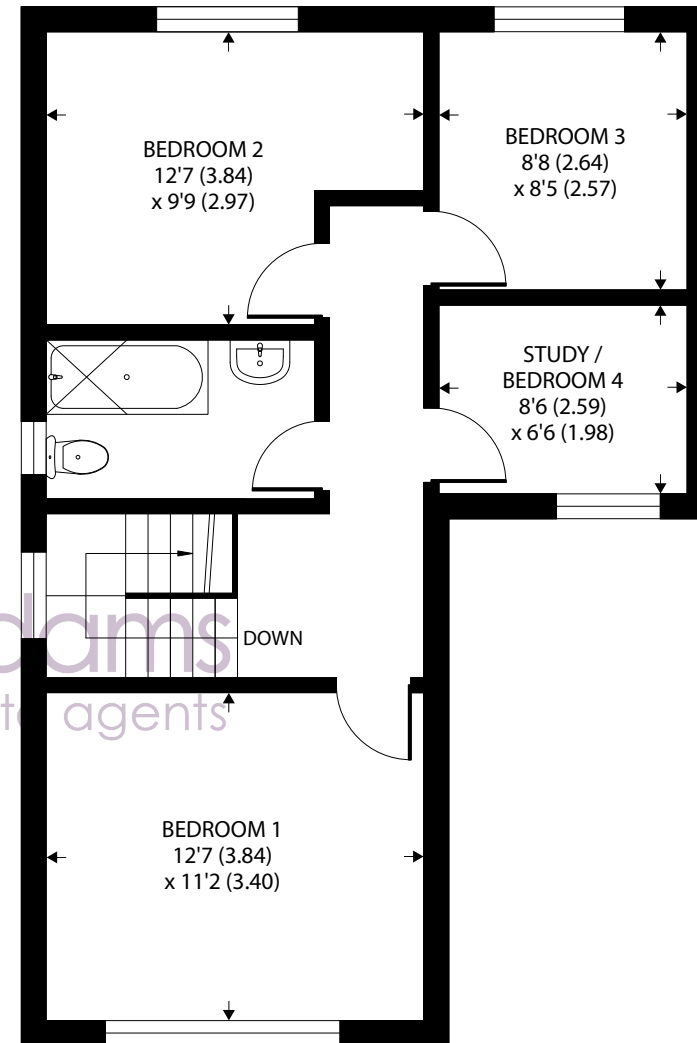
NOTE: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor of this property is related to an employee of Henry Adams LLP.

Council Tax Band: D





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1114 sq ft / 103.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated on the B2259 with excellent transport links to the Cathedral City of Chichester and the seaside town of Bognor Regis both with precinct shopping facilities and mainline railway stations with services to London Victoria and the South Coast. There are good local schools within walking distance and a range of local shops.

What3words: drops.lucky.manliness

16/05/24



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