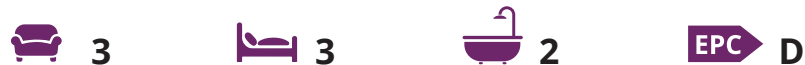






## Grenville, Shripney Road

A superb family home set on a generous plot and with plenty of character throughout.



- ▶ **Detached and Extended House**
- ▶ **Kitchen through to Garden Room**
- ▶ **Three Double Bedrooms**
- ▶ **Family Bathroom plus Ground Floor Cloakroom with WC**
- ▶ **Driveway providing Ample Parking and Two Single Garages**
- ▶ **Sitting Room with Log Burner and Bay Window**
- ▶ **Dining Room with door to Additional Garden Room**
- ▶ **En-suite Shower and WC**
- ▶ **First Floor Study**
- ▶ **Mature Front and Rear Gardens**

This three double bedroom detached house believed to be constructed in 1954 is set on a generous sized plot and offers versatile accommodation. The property benefits from gas fired central heating plus double glazing, and a viewing is thoroughly recommended to witness its homely feel and well proportioned layout.

The accommodation briefly comprises a welcoming, spacious and bright entrance hallway with under stairs storage cupboard, sitting room with log burner and feature bay window, dual aspect dining room with door to garden room and in turn gives access to the rear garden, well thought out kitchen with recessed pantry area with space and plumbing for washing machine, opening into an additional garden room with access to the rear garden. Ground floor cloakroom.

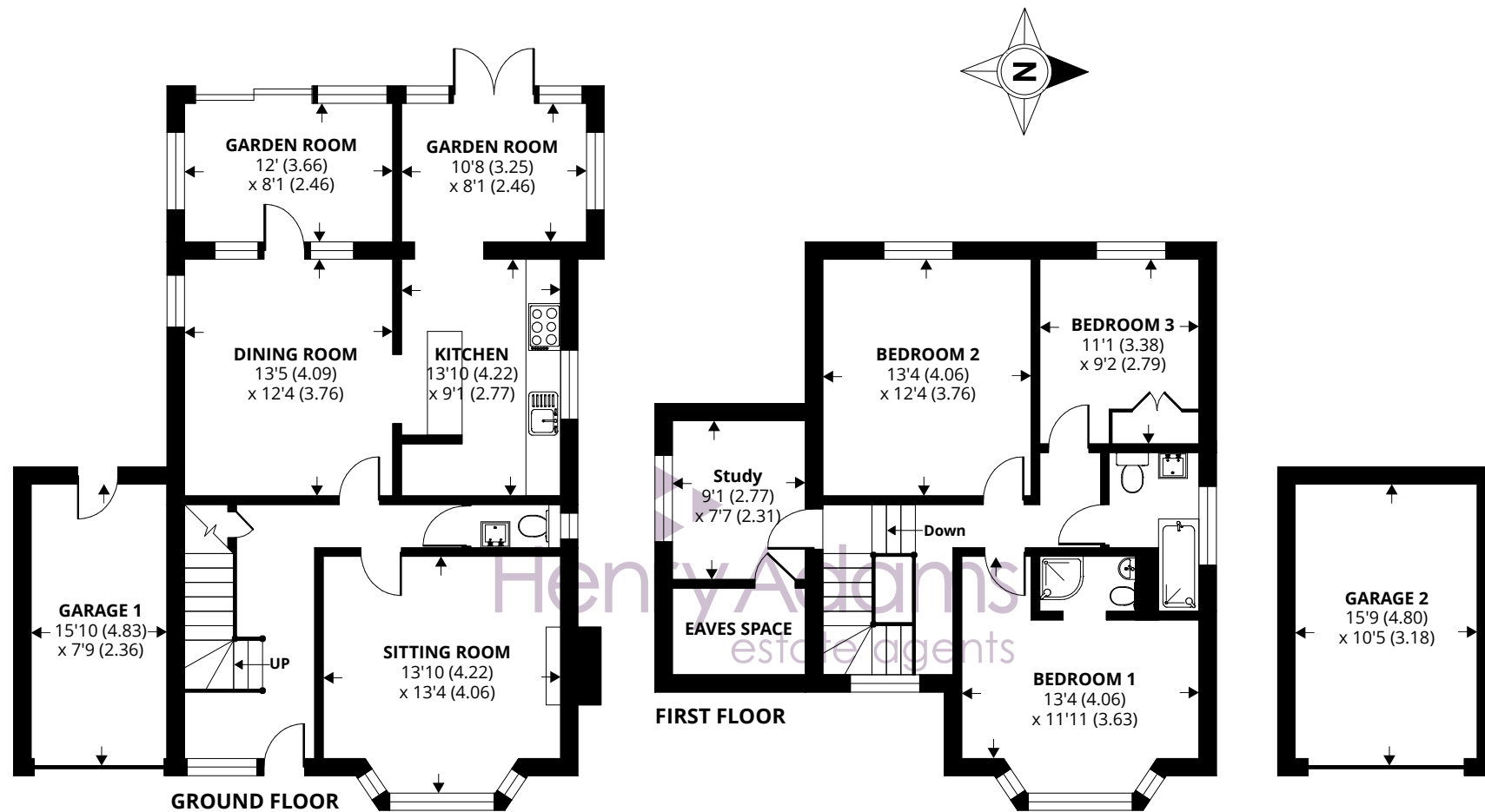
The first floor leads to a galleried landing, three double bedrooms with bedroom one having an en-suite shower room with WC, family bathroom with mixer shower above bath and WC, study with door to eaves storage.

Council Tax Band: E









Approximate Area = 1574 sq ft / 146.2 sq m

Garage 1 = 124 sq ft / 11.5 sq m

Garage 2 = 166 sq ft / 15.4 sq m

Total = 1864 sq ft / 173.1 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.

Outside, the front garden is mainly laid to lawn with mature borders and trees giving great seclusion and the driveway provides ample parking for several cars. This leads to two single garages, both having power and light. There is also a timber shed and covered area at the front, to the side of the property, there is a further generous size timber shed having power and light. To the rear of one of the garages, there is a useful storage area. The well established enclosed rear garden has plenty of mature trees and shrubs, partly laid to lawn with patio area and raised borders. A true gardeners delight. There is also a covered eating area, perfect for entertaining and has built-in seating and table, there is side and front gated access.

### Location

The property is located north of the seaside town of Bognor Regis, with local retail parks and supermarkets close by. With excellent links via the A29 to the six village area and the Cathedral city of Chichester. 13/06/24

WTW reform.shells.pushed



