





1 Waverley Road, Bognor Regis

An extended and versatile detached chalet style bungalow situated within a popular residential location.

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- ▶ **Detached Chalet Bungalow**
- ▶ **Two Bay Fronted Sitting Rooms/Bedrooms**
- ▶ **Principal Bedroom with En-Suite**
- ▶ **Further Ground Floor Bedroom**
- ▶ **Garage/Store, Driveway, Ample Parking**
- ▶ **Modernised and Extended**
- ▶ **Open Plan Kitchen/Dining Room**
- ▶ **First Floor Double Bedroom with Study**
- ▶ **Family Bathroom with Separate Shower**
- ▶ **No Forward Chain**

A spacious detached chalet bungalow set on a generous plot with wrap-around gardens and ample off-road parking. The property has been modernised and extended to a high specification by the current owners.

The property offers very versatile, multi-generational accommodation that would suit extended families.

The kitchen is fitted with a range of cream Shaker style units under solid wooden worktops, open plan to the dining area, whilst benefiting from a dual aspect and access to the garden. On the ground floor, there are two reception rooms with feature bay windows and a ground floor bedroom plus a modern fully equipped bathroom to this floor.

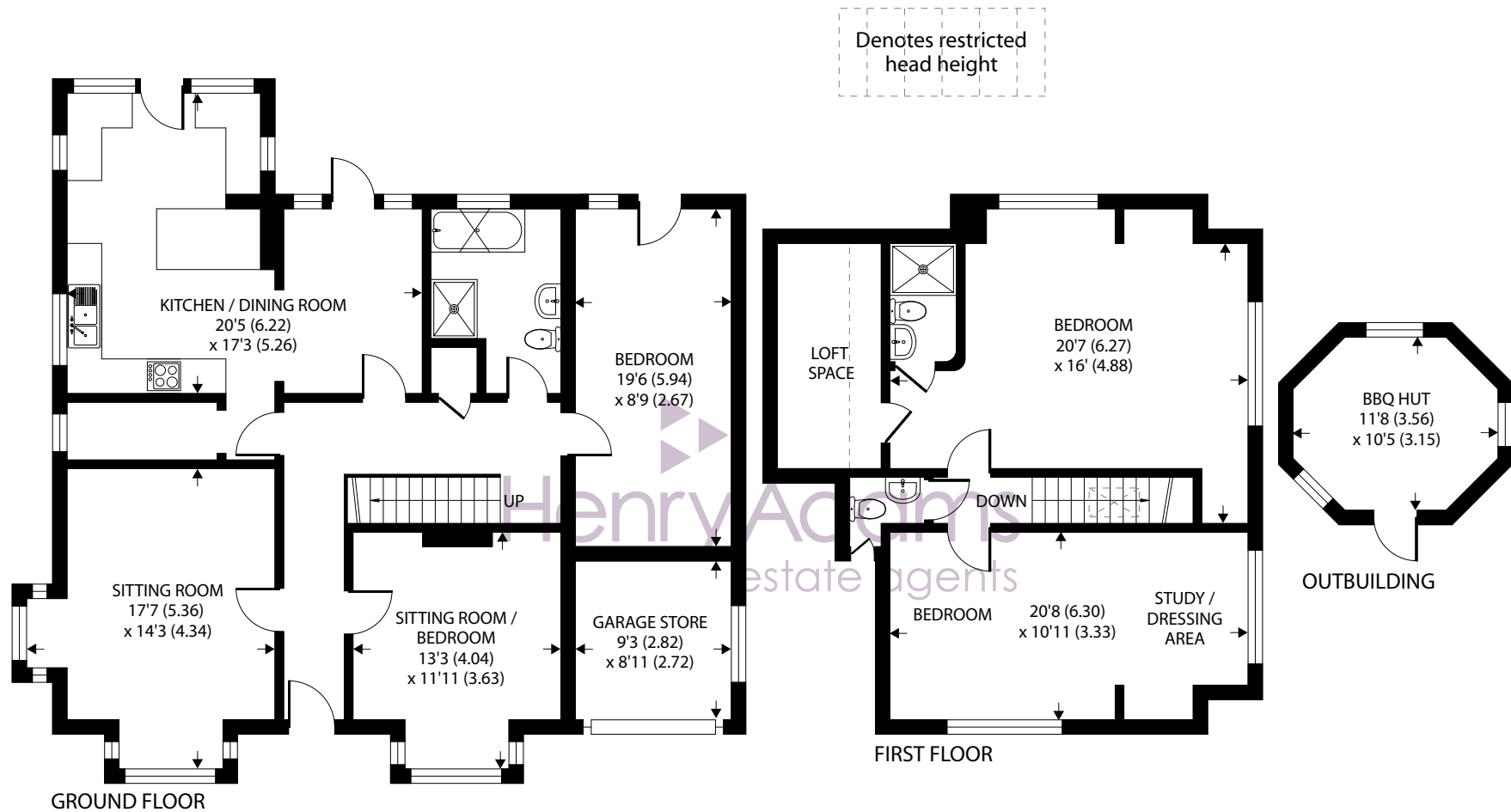
From the feature hallway, there are stairs rising to the first floor which has two very generous bedrooms, the principal with an en-suite shower room and full bank of fitted wardrobes the second with wardrobes and a study/dressing area.

Outside, the property sits on a generous plot. There is garage/store and the driveway offers ample parking. To the rear of the property is an enclosed west facing garden with patio areas, central AstroTurf and an impressive sunken BBQ hut (which is available by separate negotiation).









Approximate Area = 1779 sq ft / 165.2 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Outbuilding = 183 sq ft / 17 sq m
 Total = 2016 sq ft / 187.2 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

The property is situated on the outskirts of the seaside town of Bognor Regis with its traditional beach, the pier, the promenade and the precinct shopping facilities. The mainline railway station is within walking distance with services to London Victoria and the South Coast.

Council Tax Band: E

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