





Wise Acre, Shripney Road

Detached bungalow sitting on approximately half of an acre.



- ▶ **Detached Single Storey Residence**
- ▶ **Country Style Kitchen/Breakfast Room**
- ▶ **Utility Room**
- ▶ **Three Double Bedrooms**
- ▶ **Wrap-Around Gardens**
- ▶ **Sitting/Dining Room with Open Fireplace**
- ▶ **Study Room**
- ▶ **Cloakroom with WC**
- ▶ **Family Bathroom/Shower Room**
- ▶ **Detached Double Garage plus Outbuilding**

This detached bungalow is situated just to the north of Bognor Regis and offers generous accommodation throughout. Sitting on approximately half of an acre, furthermore, the property is located set back and cannot be seen from the road, having a good size private driveway providing multiple off-road parking.

The well-proportioned accommodation briefly comprises, spacious and welcoming hallway with two storage cupboards, sitting/dining room with log burner and double glazed sliding door and double doors giving access to the rear garden, country style kitchen with gas Alpha cooker, which also provides the heating and hot water to radiators, separate utility room with sink and five-ring gas hob and extractor hood, with door to side lobby giving access to outside and cloakroom with WC. There are three double bedrooms and a study room that gives access to one of the bedrooms. The larger than average bathroom has a full suite including a separate shower cubicle with mixer shower.

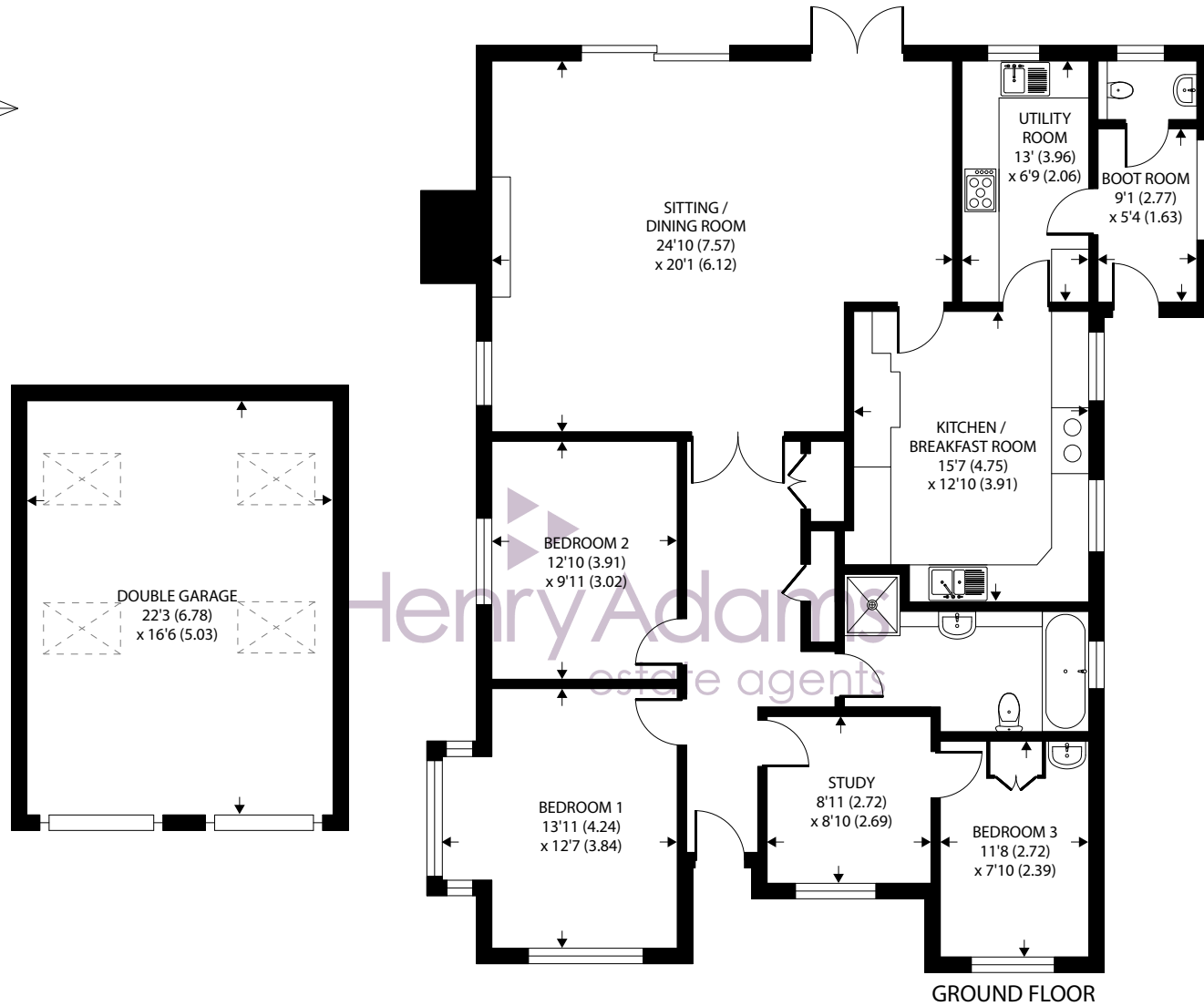
Outside, the property is situated on a superb plot size with off-road parking for several cars and leading to a detached double garage having power and light. The wrap-around gardens are laid to lawn with an abundance of mature shrubs and trees giving total seclusion. There is a patio area, perfect for alfresco dining. There is also a useful outbuilding towards the end of the garden.

Council Tax Band: D









Approximate Area = 1579 sq ft / 146.6 sq m

Garage = 369 sq ft / 34.2 sq m

Total = 1948 sq ft / 180.8 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 in the rural village of Shripney. The local shops are only a short distance away, as is Bognor Regis railway station, which can get you to London Victoria in just 90 minutes. You are also within easy access to nearby Chichester and Arundel.

What3Words ///urban.wanted.jumpy

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