



46 Southdown Road, Bognor Regis

An extended substantial six bedroom semi-detached house with off-road parking and garage. No forward chain.



- ▶ **Extended Semi-Detached House**
- ▶ **Kitchen/Breakfast Room**
- ▶ **Family Bathroom plus Ground Floor Shower Room with WC**
- ▶ **Gas Fired Central Heating and Double Glazing**
- ▶ **Town Centre Location**
- ▶ **Dual Aspect Sitting/Dining Room plus Additional Reception Room**
- ▶ **Six Bedrooms**
- ▶ **Front, Side and Courtyard Rear Garden**
- ▶ **Driveway leading to Detached Garage**
- ▶ **No Forward Chain**

This generous six bedroom semi-detached house is positioned in a popular road that is very convenient for access to the town centre and seafront.

The generous and well-proportioned versatile accommodation briefly comprises, welcoming entrance hall, spacious sitting room with bay window opening to the dining area, door to additional reception room with double doors to outside, and door to the ground floor bedroom. The kitchen/breakfast room leads to a rear lobby, which in turn gives access to the rear courtyard garden. There is a useful ground floor shower room with WC.

On the first floor, there are five bedrooms plus family bathroom with WC.

Outside, the southerly facing side garden is laid to artificial lawn with summer house, the rear courtyard garden has two timber sheds and the driveway leads to a single detached garage, having power and light and accessed via an electric roller door.

A viewing is thoroughly recommended to appreciate the substantial accommodation on offer, together with its convenient location to the town centre, beach and promenade.

Council Tax Band: D





Approximate Area = 1832 sq ft / 170.1 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1993 sq ft / 185 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 located on the west side of the seaside town of Bognor Regis and within walking distance of the town centre, railway station, the beach, pier and promenade.

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