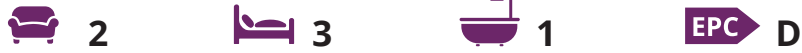




## 52 Neville Road, Bognor Regis

Semi-detached house built circa 1897 and boasts many period features.



- ▶ Semi-Detached Victorian House
- ▶ Dining Room With Open Fireplace
- ▶ Three Bedrooms
- ▶ Mature Rear Garden
- ▶ Close To Hotham Park
- ▶ Sitting Room With Open Fireplace
- ▶ Bespoke Kitchen/Breakfast Room
- ▶ Refitted Victorian Style Bathroom
- ▶ Workshop
- ▶ Excellent Location For The Beach And Promenade

A superb Victorian house with many period features that one would expect from a property of this era, including exposed timber floors, picture rails, sliding sash windows and open fireplaces.

The accommodation briefly comprises entrance hallway, sitting room with open fire place, dining room and bespoke hand crafted kitchen/breakfast room with door to rear garden.

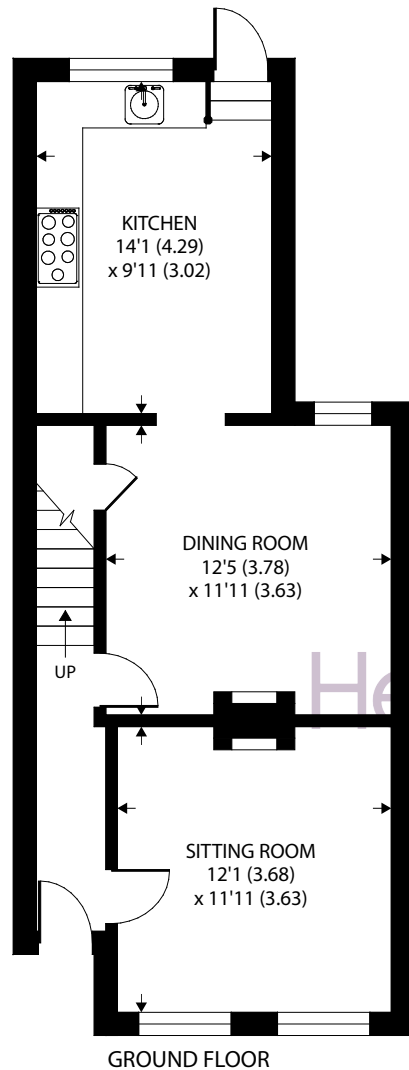
The first floor comprises a landing, three bedrooms and re-fitted bathroom.

Outside, the rear garden is predominantly laid to lawn with well established and mature borders, patio area, three brick built storage sheds and a useful workshop.

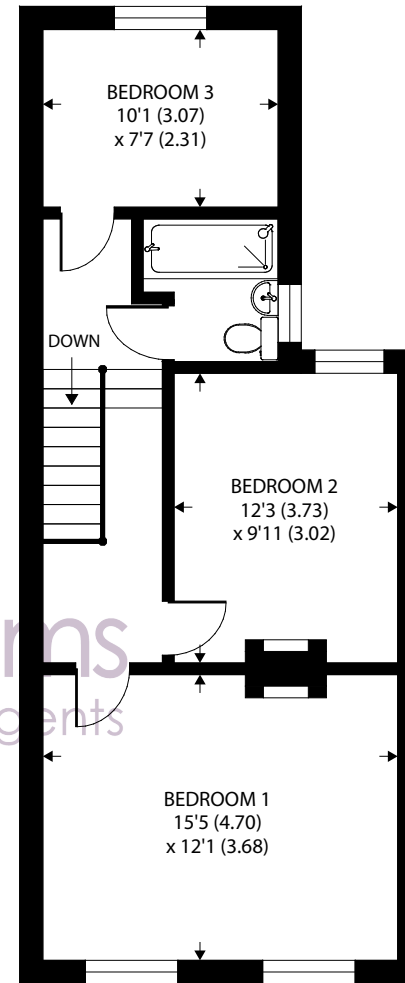
A viewing is thoroughly recommended to appreciate the convenient location, together with the abundance of character.

Council Tax Band: C

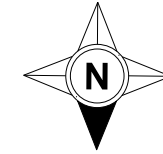




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1066 sq ft / 99 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.

## Situation

The property is situated to the north of Bognor Regis equidistant to the village of Felpham and the bustling town centre, with its precinct shopping facilities, the beach, promenade and pier. It is also within easy commuting distance of the Cathedral City of Chichester. Both Bognor Regis and Chichester have mainline railway stations with services to London Victoria and the South Coast.

W3W ///excuse.horn.gold

25/10/24

