



# 24 Dorset Road, Bognor Regis

Recently modernised 1930's three bedroom house situated in a mature residential setting with off-road parking.



2



3



1



► **Character Family Home**

► **Sitting Room**

► **Contemporary Fitted Kitchen**

► **Modern Family Bathroom**

► **Enclosed Rear Garden**

► **High Specification Fixtures and Fittings**

► **Dining Room**

► **Three Bedrooms**

► **Off-Road Parking**

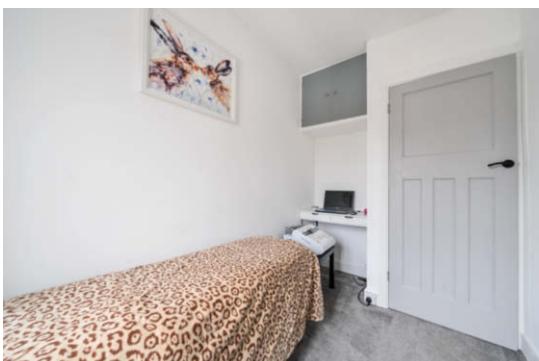
We thoroughly recommend an interior inspection of this tastefully modernised three bedroom 1930's character house situated in a mature residential setting on the outskirts of the seaside town of Bognor Regis.

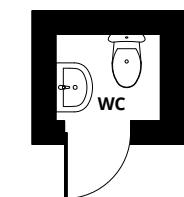
The accommodation briefly comprises, entrance hall with stairs to the first floor and under stairs storage. The sitting room has a feature bay window and log burning stove, the dining room has fitted shelving unit and space for an American style fridge/freezer. Open plan to the galley style kitchen, which is fitted with white Shaker style units with integral oven and electric hob, space for white goods and side access to the garden.

On the first floor, there are three bedrooms. The principal bedroom has a feature bay window and fitted wardrobes. The bathroom is fitted with a contemporary white suite.

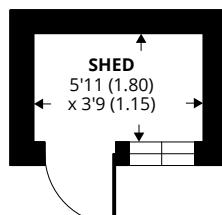
Outside, the enclosed rear garden has a paved patio area adjacent to the property giving way to lawn there is a second patio area at the rear of the garden ideal for entertaining, a brick built outhouse with a WC and timber shed. There is a rear access path.

Council Tax Band: C





OUTBUILDING 2



OUTBUILDING 1



Approximate Area = 806 sq ft / 74.8 sq m

Outbuildings = 33 sq ft / 3 sq m

Total = 839 sq ft / 77.8 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

Situated on the outskirts of the seaside town of Bognor Regis with its precinct shopping facilities, range of cafes, bars and restaurants, the beach, promenade, the historic pier and the mainline railway station. Just off the A259 with excellent access to both Bognor Regis town centre and the cathedral city of Chichester.

What 3 Words //pull.area.trip

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