





Cavendish House, 56 Victoria Road

1930's substantial detached family home situated in West Bognor and within walking distance to Aldwick beach.



- ▶ **Period 1930's Detached House**
- ▶ **Three Reception Rooms**
- ▶ **Ground Floor Bathroom**
- ▶ **Four/Five Bedrooms**
- ▶ **Wrap-around Garden with Gazebo and Hot Tub**
- ▶ **Wealth of Original Features**
- ▶ **Open Plan Kitchen/Breakfast Room**
- ▶ **Family Shower Room**
- ▶ **Detached Garage with Studio Annexe Above**
- ▶ **No Forward Chain**

A substantial character property with many original period features, but fitted with modern fixtures and fittings including under floor heating to the kitchen/breakfast room and bathrooms, offering very spacious family accommodation.

On the ground floor, the main reception room has feature bay window and cast iron fireplace. The open plan kitchen/diner is fitted with quality units under woodblock worktops with integral appliances, a window seat in the bay window, feature 1930's tiled fireplace and 'French' doors opening onto an original timber porch-way leading to the side garden. The dining room has a chimney recess and 'French' doors opening into the triple aspect sun room with delightful woodblock flooring. There is a ground floor bathroom with impressive jacuzzi tub, vanity basin and WC.

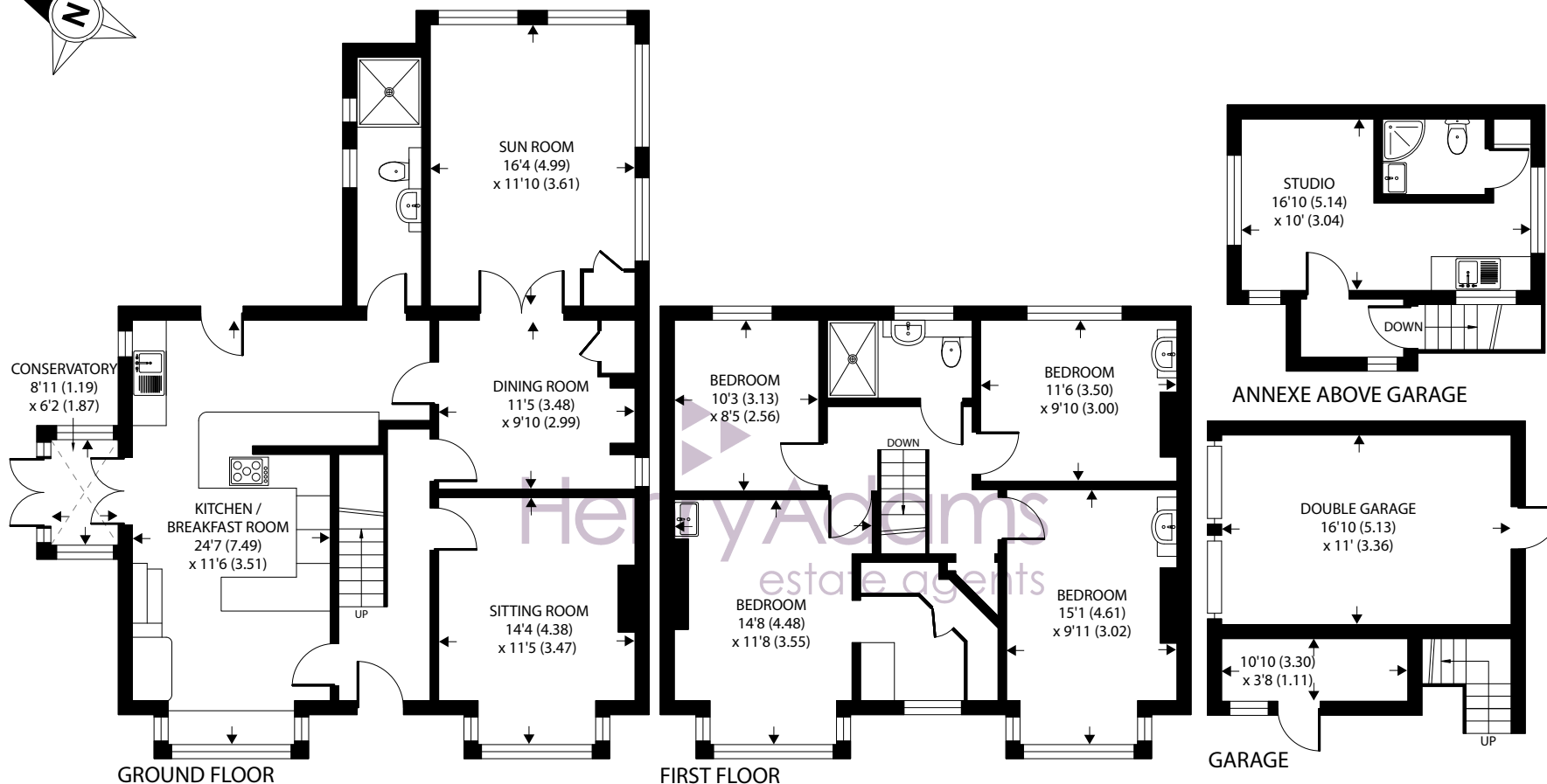
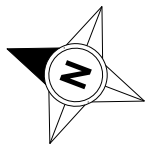
On the first floor, there are four/five bedrooms with feature cast iron fireplaces. The principal bedroom has a walk-in dressing room which could be converted back into the fifth bedroom. There is also a modern family shower room with vanity basin and WC.

Outside, the property has a detached double garage with studio annexe, ideal for a dependent relative or additional income. There is a side garden, which is mainly laid to lawn and enclosed by established hedges and at the rear of the property, there is a courtyard garden with a gazebo and hot tub.









Approximate Area = 1665 sq ft / 154.6 sq m

Annexe = 191 sq ft / 17.7 sq m

Garage = 186 sq ft / 17.2 sq m

Outbuilding = 39 sq ft / 3.6 sq m

Total = 2081 sq ft / 193.1 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

Cavendish House is situated to the west of Bognor Regis town centre, with its precinct shopping facilities and mainline railway station. The Aldwick Sailing club, beach and promenade are within easy walking distance.

Council Tax Band: F

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