



# 1 Pinewood Gardens, Bognor Regis

Three bedroom Georgian style semi-detached house situated to the west side of Bognor Regis.



- ▶ Georgian Style Semi-Detached House
- ▶ Cloakroom with WC
- ▶ Fitted Kitchen
- ▶ Modern Bathroom
- ▶ Garage and Parking
- ▶ Entrance Hall
- ▶ Dual Aspect Sitting/Dining Room
- ▶ Three Bedrooms
- ▶ Westerly Facing Rear Garden
- ▶ Convenient Location

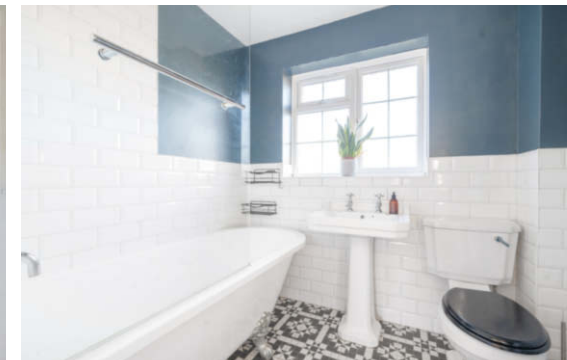
We recommend an interior inspection of this charming three bedroom home. The property benefits from double glazing, gas fired central heating and a landscaped westerly facing rear garden.

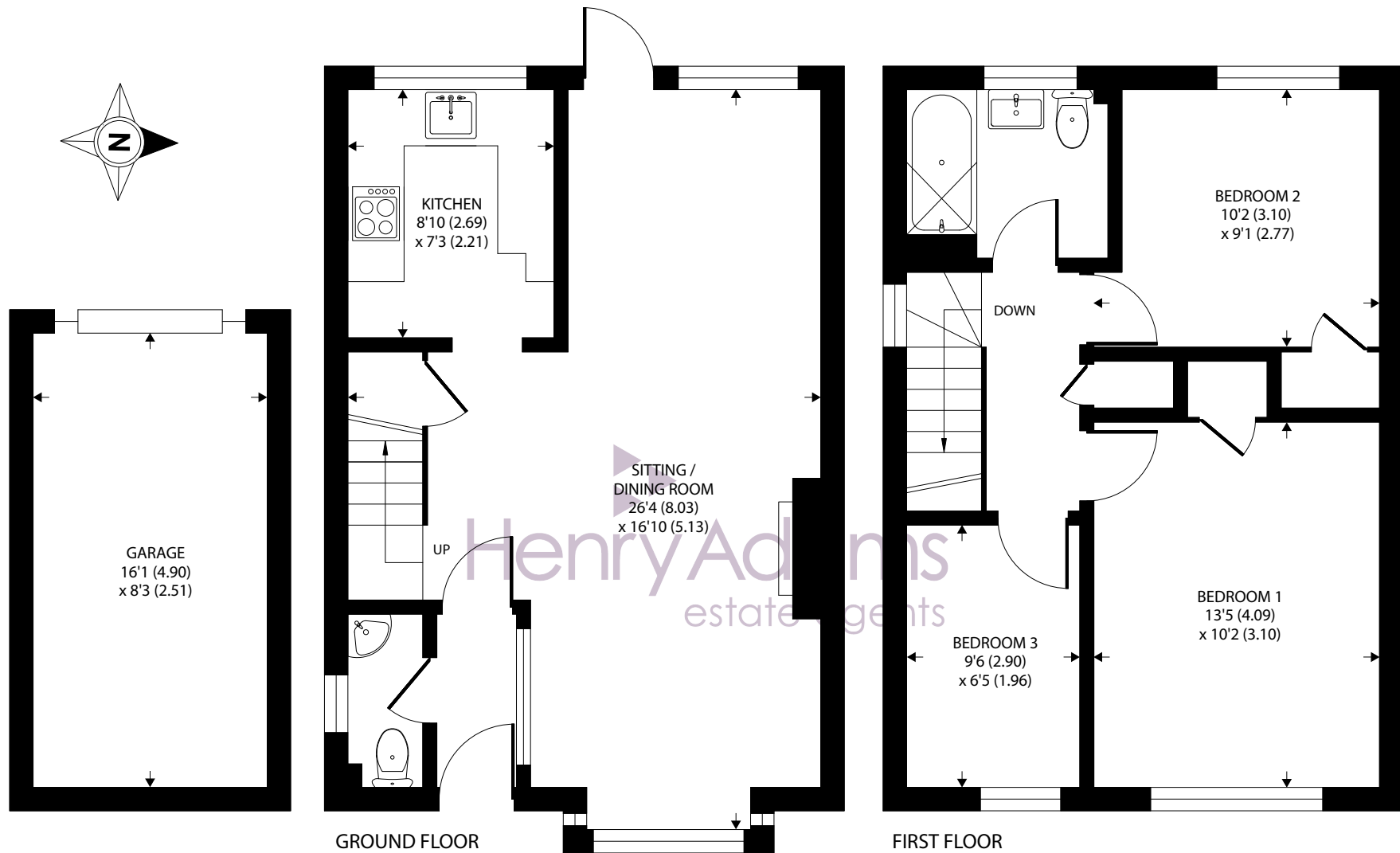
The accommodation briefly comprises entrance hall and cloakroom with WC, further door to the open plan sitting/dining room with bay window and door giving access to the rear garden. The modern kitchen has a range of fitted units, space for white goods and an electric oven and hob.

On the first floor, the landing has a useful storage cupboard, three bedrooms, the two double bedrooms have fitted wardrobe cupboards and the modern family bathroom has a free-standing Victorian style bath with mixer shower above.

Outside, the front garden is predominantly laid to lawn with gated side access to the rear garden, having a patio area, laid to lawn, external water supply and gated access to the garage compound, which is directly on the left as you walk out of the rear gate with space for parking.

Council Tax Band: C





Approximate Area = 845 sq ft / 78.5 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 980 sq ft / 91 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

Pinewood Gardens is a popular, well presented cul-de-sac in Aldwick with good access out onto the B2259 to Chichester. The village of Rose Green with its range of village shops, popular Rose Green schools, doctors and library is approximately three miles to the west and the seaside town of Bognor Regis is approximately two miles to the east with its precinct shopping facilities, range of cafes, bars and restaurants, the beach and promenade and the mainline railway station with services to London Victoria. The local secondary school is also within easy access.

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