



Woodlands Road, Bognor Regis PO22 9EB

welcome to

Woodlands Road, Bognor Regis

This attractive three-bedroom semi-detached home offers spacious open-plan living and is ideally positioned close to local amenities, transport links, and schools.



Upon entering, you are welcomed by the extended vaulted porch, providing an impressive and practical entrance space. This leads into a generous living room, which opens through an archway into the well-equipped kitchen/dining area. The kitchen benefits from a breakfast bar, ample storage, and a bright double-aspect layout. From here, a conservatory currently used as a utility room offers additional functionality and access to the garden.

Upstairs, the property provides a well-proportioned master bedroom, a second smaller double room, and a single bedroom which all features built-in wardrobe space. A modern family bathroom completes the first-floor accommodation.

Outside, the private rear garden features a large patio area, lawn, and a covered walkway leading to an enclosed workshop/storage space with access to the front of the property.

To the front, the newly upgraded driveway offers parking for several vehicles and creates an attractive kerb appeal. An EV charge point is also included.

The location is exceptionally convenient, with shops, bus links, and a primary school all within walking distance. A short drive will take you to Bognor Regis beach and the town centre.



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welcome to

Woodlands Road, Bognor Regis

- PRIVATE SUNNY REAR GARDEN
- SEMI-DETACHED
- IDEAL FAMILY HOME
- EXTENDED VAULTED PORCH
- LARGE DRIVEWAY

Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers over

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BRG109356 - 0003

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