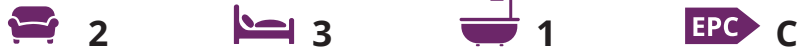




86 Orchard Way, Bognor Regis

A semi-detached house with a garden room located at the bottom of the rear garden which makes for an ideal home office or games room.



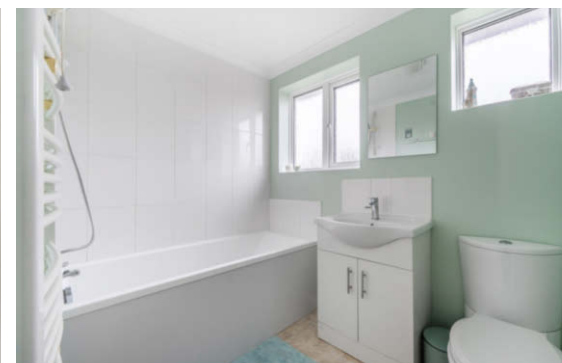
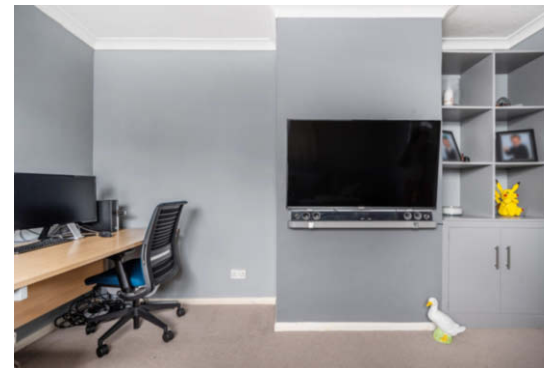
- ▶ Semi-detached House
- ▶ Kitchen/Diner
- ▶ Bathroom
- ▶ Rear Garden
- ▶ Convenient Location
- ▶ Sitting Room
- ▶ Three Bedrooms
- ▶ Double Glazing and Gas Fired Central Heating

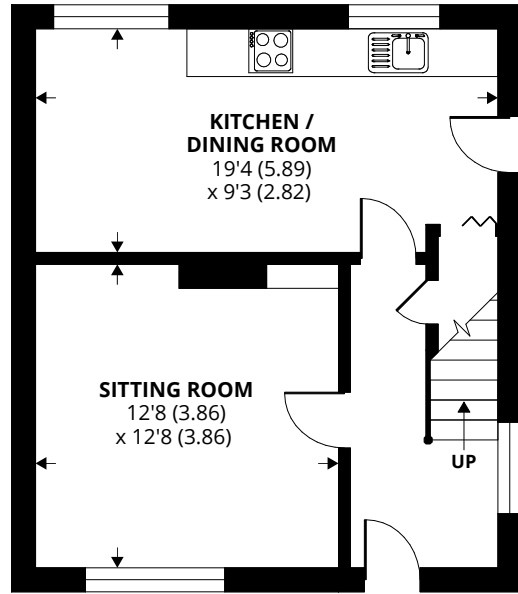
The accommodation briefly comprises, welcoming entrance hallway with under stairs storage cupboard, sitting room and kitchen/dining room with door to outside.

The first floor comprises, landing with storage cupboard, three bedrooms and family bathroom.

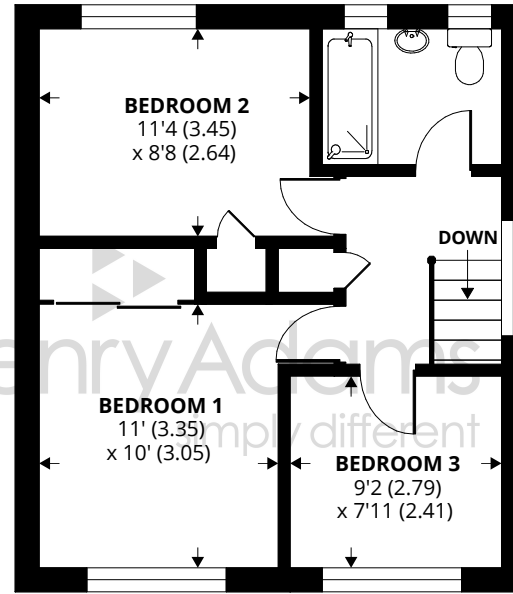
Outside, the driveway provides off-road parking and side pathway leading to the rear garden, which is laid to lawn with brick built storage cupboard and separate WC. There is a hard standing area perfect for a hot tub and outbuilding with power and lighting.

Council Tax Band: C

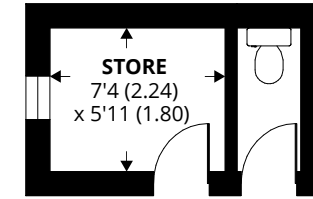




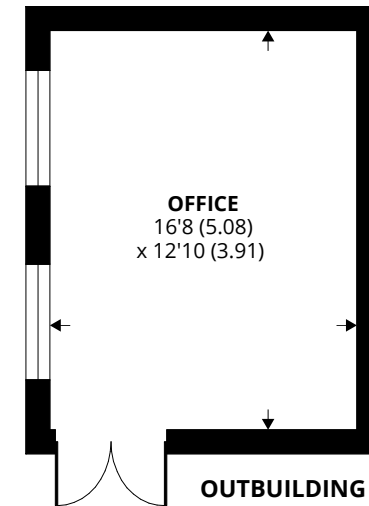
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1

Approximate Area = 870 sq ft / 80.8 sq m

Outbuildings = 276 sq ft / 25.6 sq m

Total = 1146 sq ft / 106.4 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

Located to the north of Bognor Regis town centre in the parish of Bersted with its local precinct shopping conveniences within walking distance. Bersted has excellent access to the A259 to the Cathedral City of Chichester and the seaside town of Bognor Regis. There are regular bus services to both Bognor Regis town centre and Chichester. Bognor Regis has a mainline railway station, precinct shopping facilities and a range of cafes, bars and restaurants plus the beach and promenade.

Directions

From the main roundabout on the A29, proceed west along Chichester Road and take the third turning on the right into Orchard Way. No 86 will be seen on your left hand side.

02/10/23

