



81 Chichester Road, Bognor Regis

Guide Price £400,000

 **Henry Adams**
estate agents



81 Chichester Road

Delightful 1930's character property with many original features and ample off-road parking.

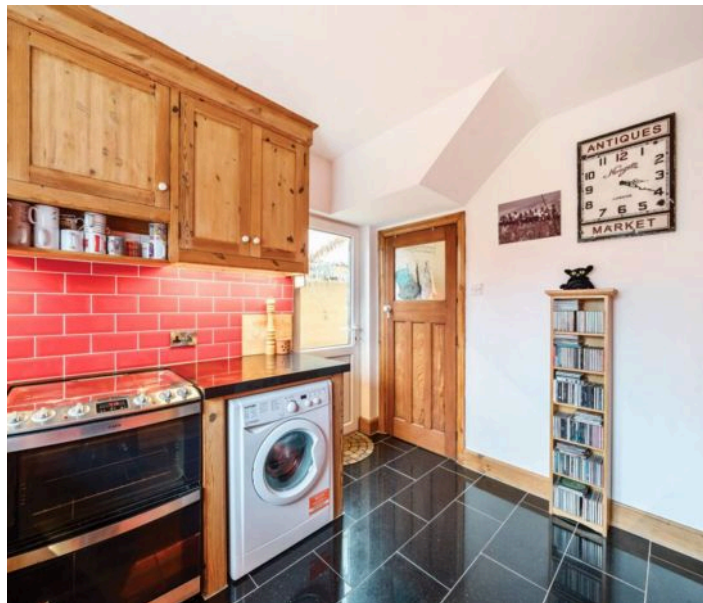
- Impressive Entrance Hall
- Ground Floor Cloakroom
- Sitting Room with Bay Window
- Bespoke Fitted Kitchen
- Dining Room and Conservatory
- Three Generous Bedrooms
- Family Bathroom and Separate WC
- Double Glazing & Off-Road Car Parking

A substantial semi-detached 1930's house situated in a popular residential road on the outskirts of the seaside town of Bognor Regis. The property has been sympathetically modernised retaining and restoring many of the original character features one would expect from a property of this era.

The accommodation briefly comprises impressive spacious hallway with a WC. There is a sitting room with a feature fireplace and large bay window. The second reception room has double doors to the conservatory overlooking the rear garden.

On the first floor, there are three generous double bedrooms, the principal with large bay window, the second bedroom also has fitted wardrobes. The family bathroom is fitted with a white suite, separate shower cubicle and basin, and there is a separate WC.

Outside, the rear garden has a patio area, central lawn, established trees and shrubs. The front is a wide block paved driveway offering parking for several vehicles.







Chichester Road, Bognor Regis

Approximate Area = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2024.
Produced for Henry Adams. REF: 1225103

Viewing is recommended to appreciate the stylish, generous accommodation, quality of the fixtures and fittings and the convenient location.

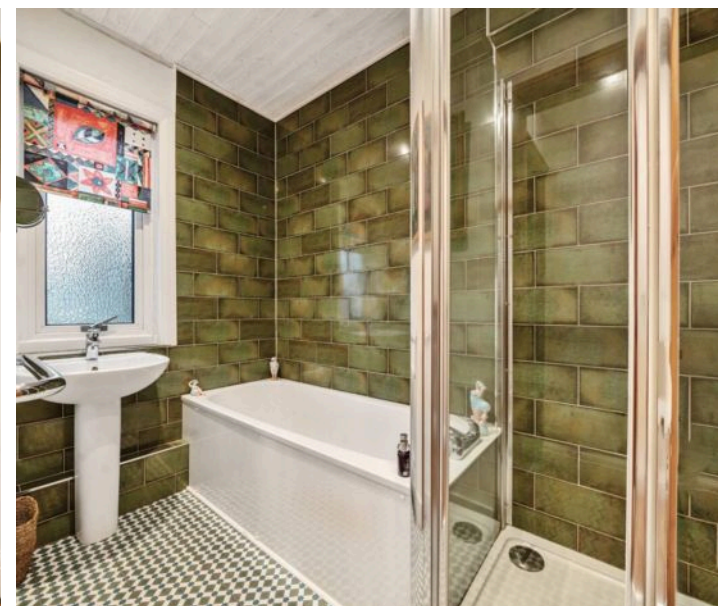
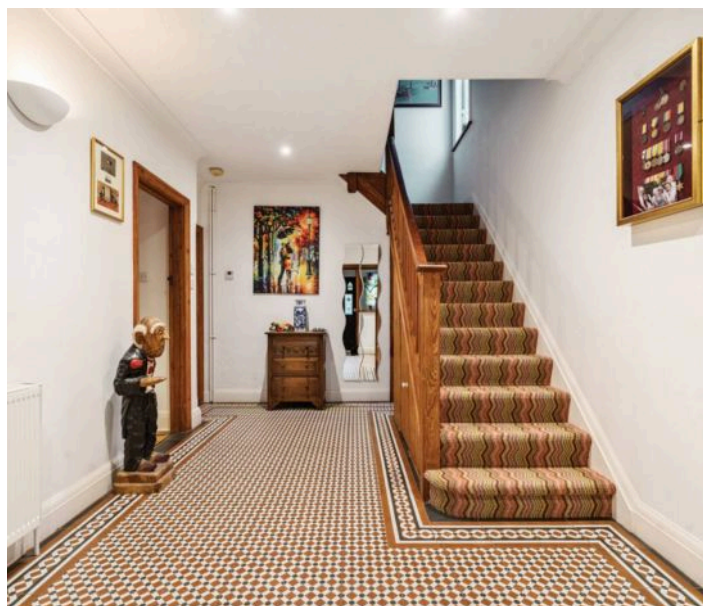
Situated in the outskirts of the seaside town of Bognor Regis within walking distance to The Regis school campus offering education to children of all ages. There are a good range of local shops and frequent bus services to both the Cathedral City of Chichester and Bognor Regis town centre.

What3Words ///blues.pines.number

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

bognorandaldwick@henryadams.co.uk

www.henryadams.co.uk

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.