



76 Hillsboro Road, Bognor Regis

Guide Price £500,000

76 Hillsboro Road

Bespoke build with many original features, delightful gardens and generous accommodation.

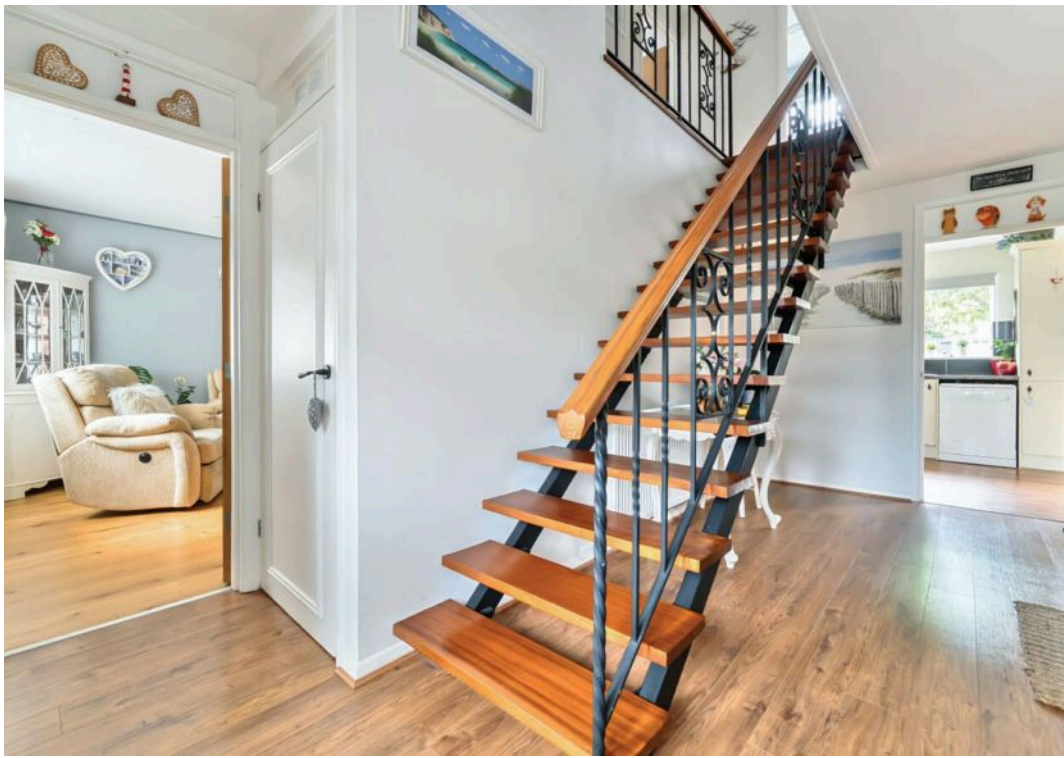
- Bespoke Chalet Style Detached House
- Spacious Hallway with Feature Staircase
- Dual Aspect Sitting/Dining Room
- Quality Fitted Kitchen & Utility/WC
- Four Generous Bedrooms with Eaves Storage
- Beautifully Landscaped Gardens
- Modern Family Shower Room
- Garage/Studio
- Large Timber Workshop with Further Scope for Garaging
- No Forward Chain

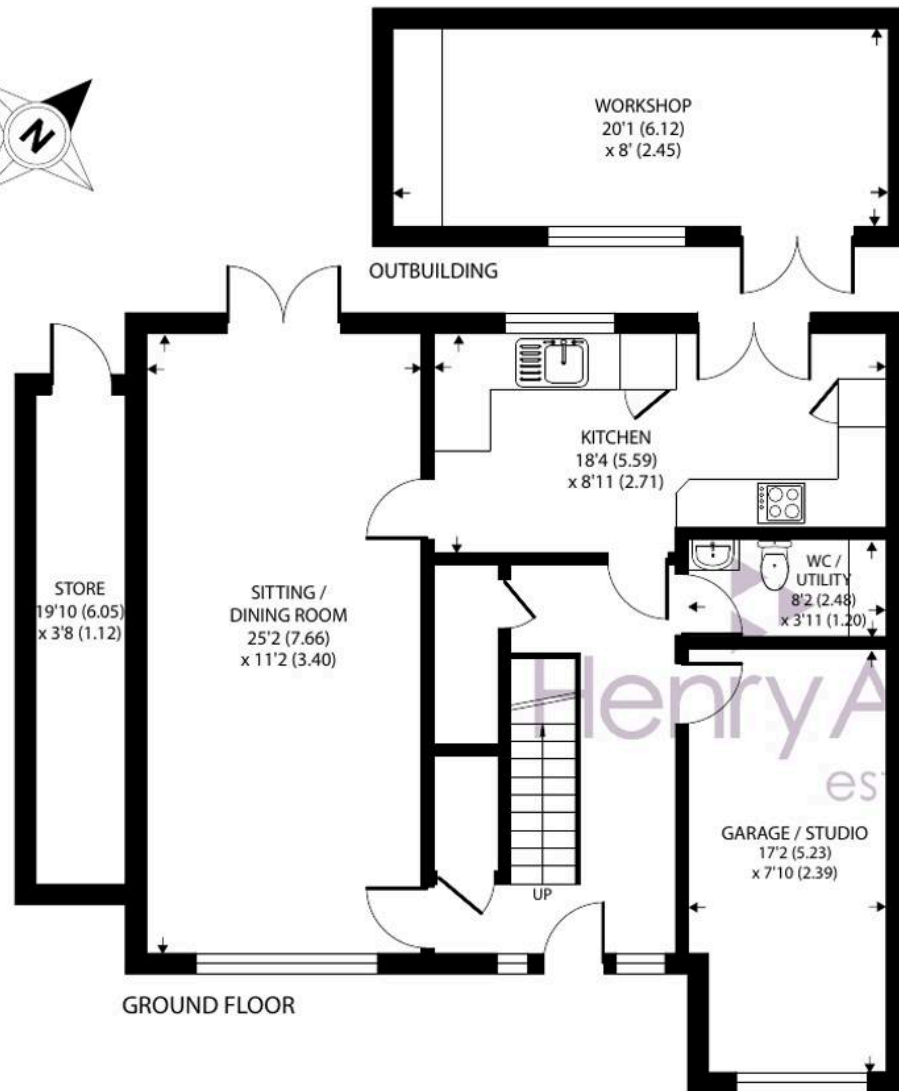
This four bedroom detached house is a bespoke gem, offering a unique charm that's hard to come by. Originally built by the family, this property holds a special place in its owners' hearts and is now available for the first time on the open market. As soon as you step into the spacious hallway with its feature open staircase, you're greeted with a sense of character and history.

The dual aspect sitting/dining room is perfect for both cosy evenings in or entertaining guests. The quality fitted kitchen is a haven for any home cook, while the utility/WC adds practicality to the mix.

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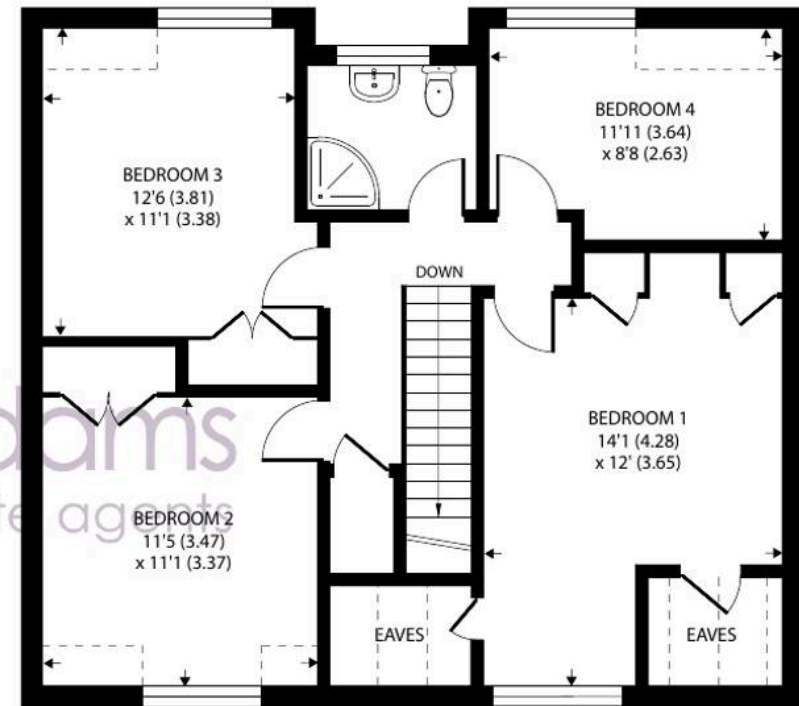






GROUND FLOOR

Denotes restricted
head height



FIRST FLOOR

Hillsboro Road, Bognor Regis

Approximate Area = 1477 sq ft / 137.2 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Workshop / Store = 234 sq ft / 21.7 sq m

Total = 1809 sq ft / 168 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 2025.
Produced for Henry Adams. REF: 1301791

Upstairs, the four generous bedrooms come with fitted wardrobes and ample eaves storage, offering plenty of space for all your belongings. The modern family shower room adds a touch of luxury to every-day living.

And if you're in need of more space, the converted garage/studio provides plenty of options. This is currently used as a treatment room but it could be a playroom or work from home office.

Outside, the beautifully landscaped gardens are a sight to behold, offering a tranquil retreat from the hustle and bustle of every-day life, with large patio area and raised patio with timber pergola and a large timber workshop, which offers further scope for garaging. The pretty front garden is complemented by a gravel driveway for off-road parking.

Plus, with no forward chain, moving in will be a breeze.

Hillsboro Road is a character street and sits on the outskirts of the seaside town of Bognor Regis within walking distance to a local convenience store, the railway station with services to London and the South Coast plus the precinct shopping centre. Bognor Regis seafront is famous for its traditional Promenade and Pier.

What3Words [///clocks.ruled.soup](https://www.what3words.com/clocks.ruled.soup)

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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