



16 Hillsboro Road, Bognor Regis

Guide Price £475,000

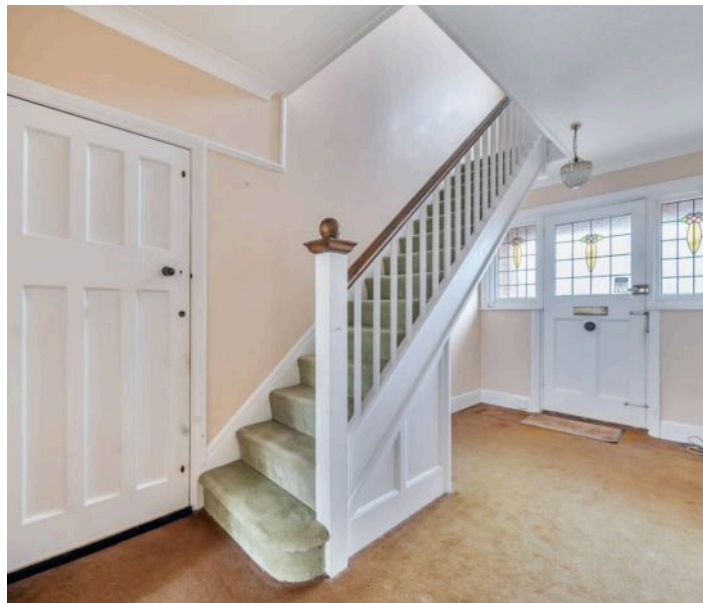
16 Hillsboro Road

- Lovely 30's Detached House
- Retains many Original Features
- 4 Double Bedrooms
- Well Proportioned Reception Room
- Separate Dining room
- Kitchen/Breakfast Room
- Mature Garden
- Garage with Additional Doors to Back Garden
- No Onward Chain
- Scope to Extend

Located in central Bognor Regis in a well regarded street a charming 1930s detached house which exudes character. Owned by the same family since the late 60's the house offers a delightful living environment with a really lovely feel. The house retains many original features, highlighting its timeless appeal.

The original front door opens onto a lovely wide entrance hall with the original staircase to the first floor, leading to all ground floor rooms and stained glass windows to either side of the door. The spacious reception room features a large bay window to the front of the house with coving and picture rail. The dining room, again a beautifully proportioned room, has windows and French doors opening to the garden and coving. The kitchen has a range of wall and base units, a side door to the garden and ample space for a table and chairs. A door from the hallway opens to the garage which has a modern garage door to the front of the house and the original double doors to the rear which opens to a hard standing.

Cont









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Approximate Area = 1643 sq ft / 152.6 sq m

Garage = 183 sq ft / 17 sq m

Outbuilding = 12 sq ft / 1.1 sq m

Total = 1838 sq ft / 170.7 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). © nichecom 2025. Produced for Henry Adams. REF: 1350124

The first floor features a lovely wide landing with picture window and original airing cupboard and which leads to all rooms. Bedroom one has a large bay window with two built-in double wardrobes, coving, picture rail and original door. Bedrooms two and three both have double casement windows with coving and picture rails. Bedroom four has a triple casement window overlooking the garden and built-in wardrobes. The family bathroom features a large walk-in shower.

The rear garden is mostly lawn with border beds and access on both sides of the house.

The house is offered with no onward chain, this home offers immense potential with scope to extend and customise to suit personal tastes and requirements.

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 ///crowds.dusty.windy

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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