



37 Hillsboro Road, Bognor Regis

Guide Price £450,000

 **Henry Adams**
estate agents



37 Hillsboro Road

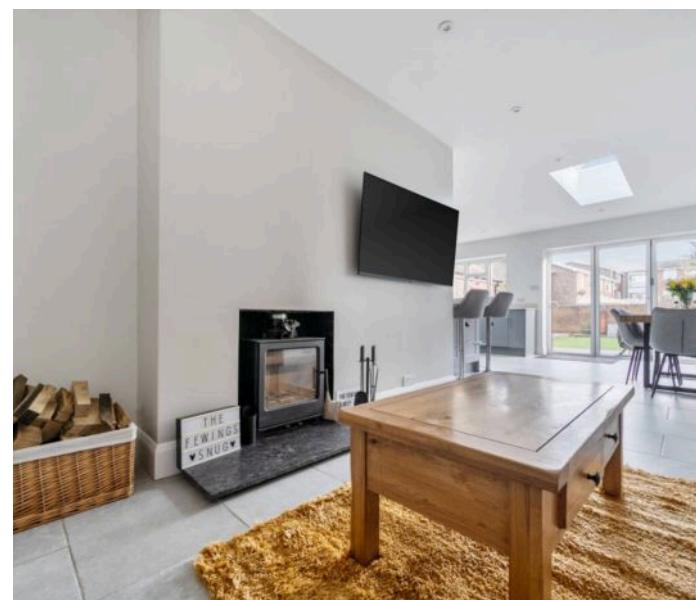
- Semi-Detached circa 1930's Family Home
- Character Fireplaces in Working Order
- Extended Kitchen, Dining and Family Room
- Two Further Double Bedrooms
- Family Bathroom and Two Separate WC's
- Decked Rear Garden with Expansive Lawn
- Garage With Utilities
- Driveway Parking for 2/3 Cars

A beautifully presented and thoughtfully extended family home, perfectly positioned on the ever-popular Hillsboro Road. This modernised property is ready to move straight into and offers generous, versatile living space ideal for contemporary family life.

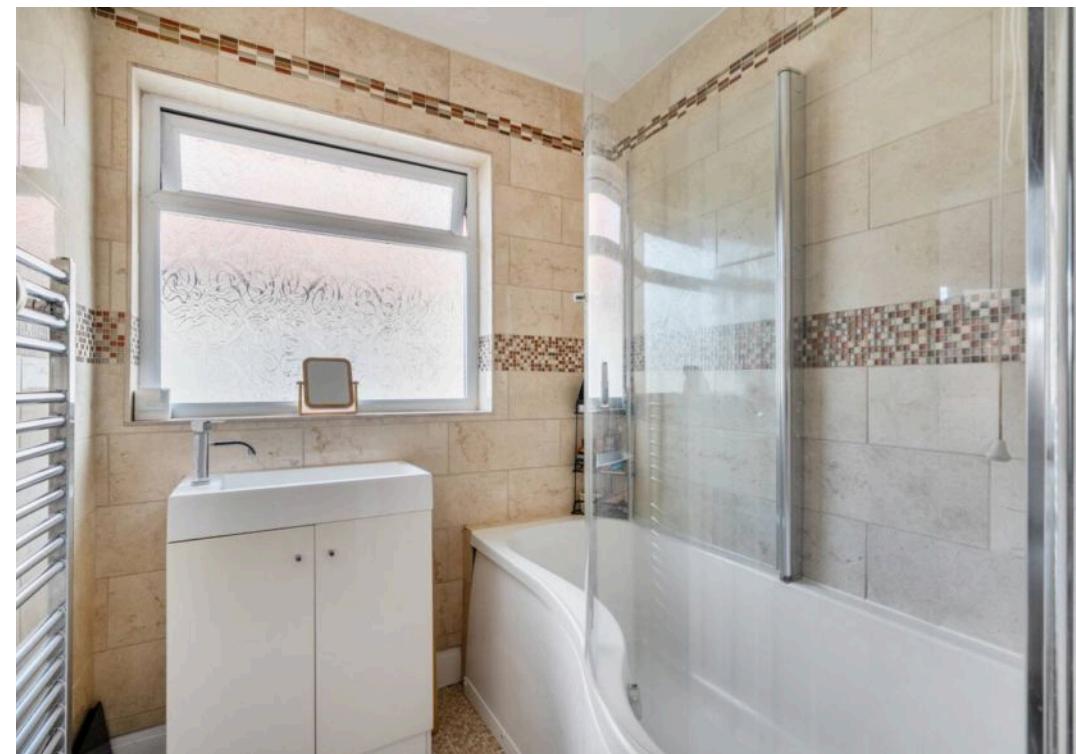
The heart of the home is the impressive rear extension, creating a stunning open-plan kitchen and dining area with under-floor heating. The kitchen is finished to a high standard and features two integrated ovens, ample storage and workspace, making it perfect for both everyday living and entertaining. The dining area flows seamlessly into a cosy snug, complete with a charming working log burner, providing a warm and inviting space to relax.

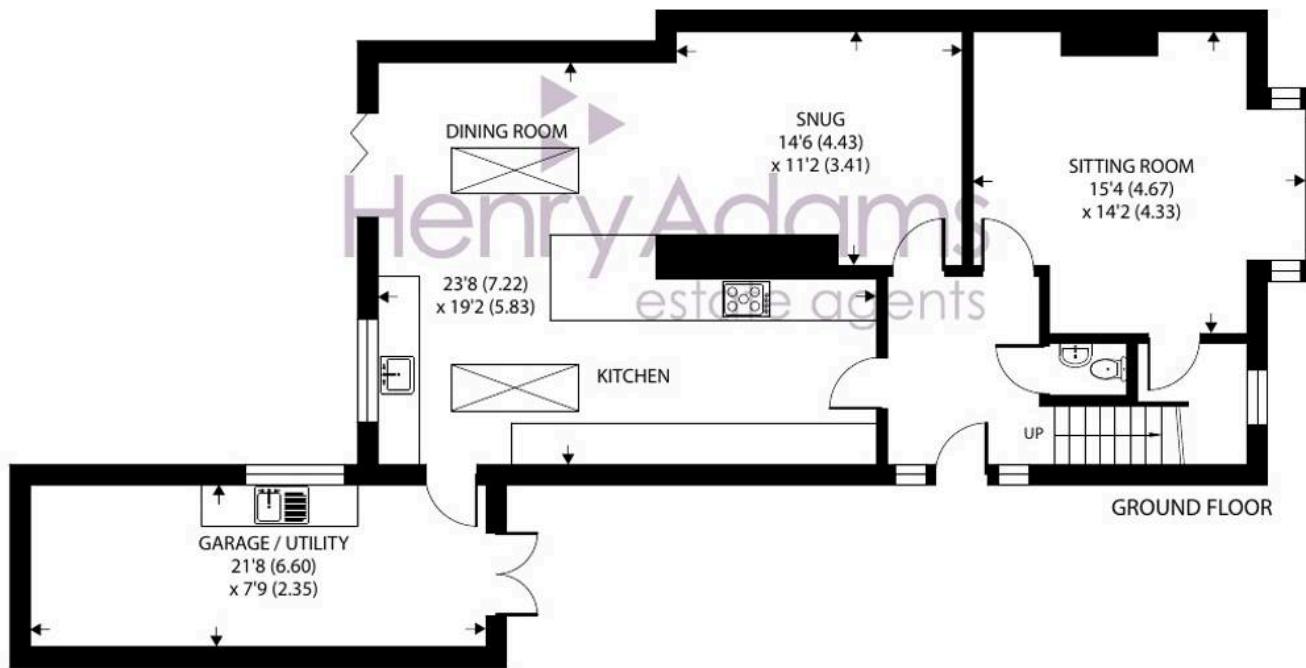
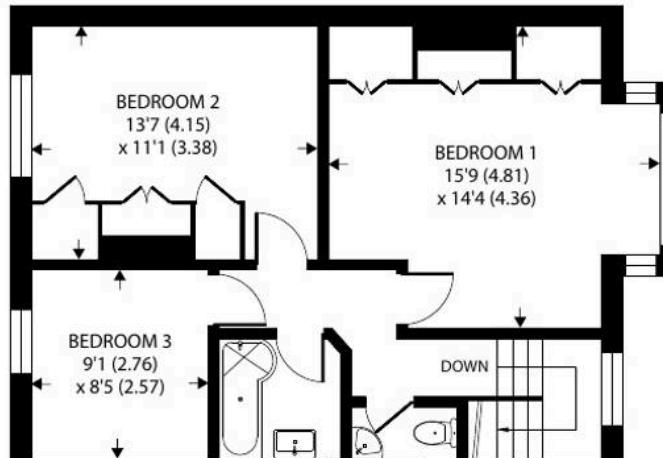
Bi-fold doors open directly onto the rear garden, effortlessly blending indoor and outdoor living. The garden itself is beautifully arranged with decked areas and integrated lighting, ideal for entertaining, alongside a well-maintained lawn.

Upstairs, the property offers two large double bedrooms, both benefiting from wall-to-wall fitted wardrobes, and a larger-than-most single bedroom. The primary bedroom enjoys an attractive bay window with a cosy seating area, creating a peaceful retreat. A family bathroom serves the bedrooms, complemented by the convenience of two separate WC's.









Hillsboro Road, Bognor Regis

Approximate Area = 1599 sq ft / 148.5 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). ©nchecom 2026.
Produced for Henry Adams. REF: 1400943

Externally, the property further benefits from driveway parking for two to three vehicles.

This stylish, well-maintained home combines character with modern comfort and must be viewed to fully appreciate the space and quality on offer. An ideal purchase for families or buyers seeking a turnkey property in a desirable location.

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 //shovels.gift.sheets

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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.