



## 9 Somerset Gardens, Bognor Regis

Guide Price £365,000







## 9 Somerset Gardens

- End of Terrace House
- Immaculate Condition
- Located at the Top of a Cul-de-Sac
- Working Fireplace in Reception Room
- Spacious Kitchen and Dining Area
- Downstairs Cloakroom
- Three Bedrooms
- Lovely Large Garden
- Ample Off-street Parking
- Possibility to Extend into Loft (subject to permissions)

Presenting this immaculate three bedroom end of terrace house, situated at the top of a quiet cul-de-sac in a highly convenient location. The property has been thoughtfully maintained to an exceptional standard, offering a harmonious blend of comfort and practicality throughout and there is the possibility to create a fourth bedroom on the first floor and to extend into the loft (subject to necessary permissions).

A half glazed front door to the side of the house opens to a wide entrance hall with wood effect flooring, a large under stair storage cupboard and doors to all ground floor rooms. Off this is the cloakroom and the reception room, a lovely room with large casement windows, and a working fireplace that creates a warm and inviting atmosphere. The kitchen/dining room splits into two distinct areas, the lovely kitchen area featuring a slate tiled floor with under floor heating and a comprehensive range of wooden wall and base units, double sink and integral dishwasher, washing machine and double oven.

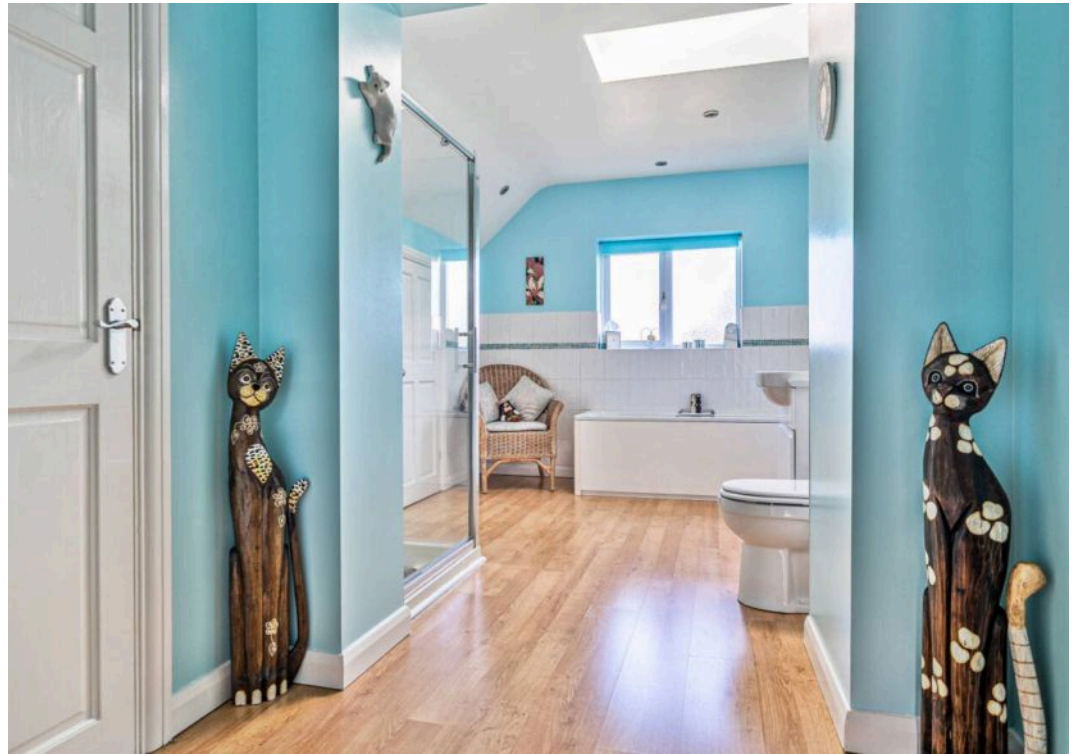
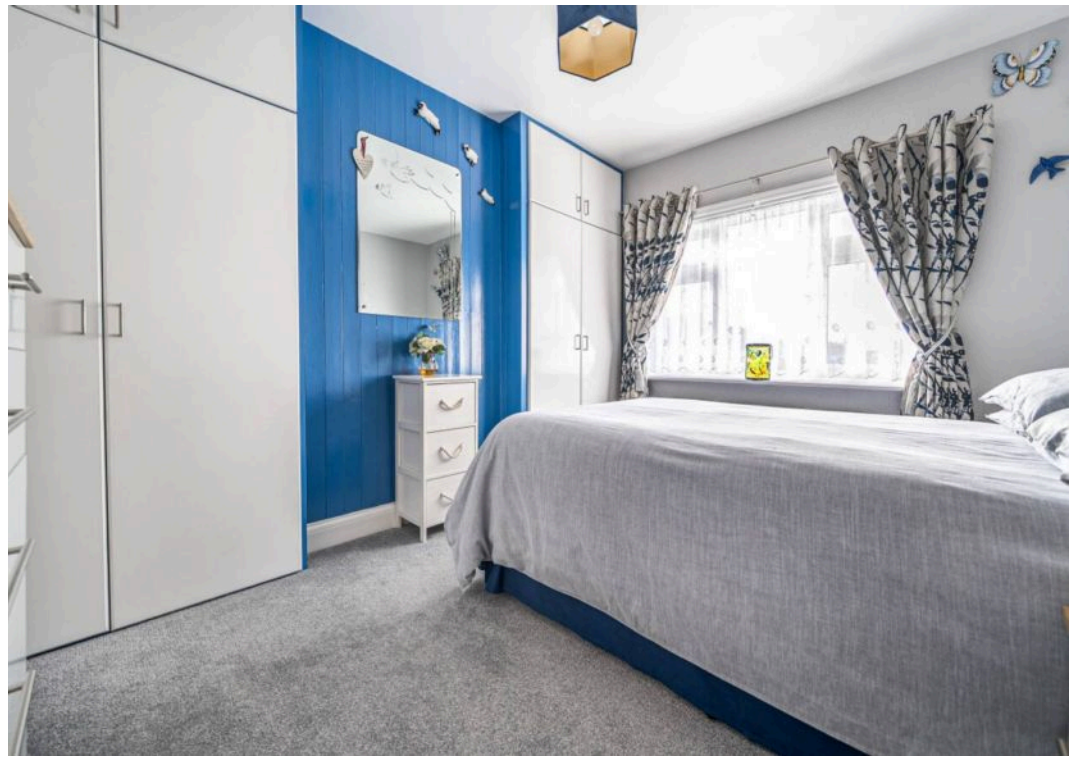
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Approximate Area = 1323 sq ft / 122.9 sq m

Limited Use Area(s) = 44 sq ft / 4 sq m

Outbuildings = 190 sq ft / 17.6 sq m

Total = 1557 sq ft / 144.5 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). © nichecom 2026. Produced for Henry Adams. REF: 1406282



There is a glazed door opening to the garden and space for table and chairs. The dining area has a glazed door opening to the garden, wooden floors and a working flame effect gas fire.

Upstairs, the first bedroom has a triple casement window and built-in double wardrobes to either side of the chimney breast. Bedroom two features a whole wall built-in wardrobes and a large double casement window and the third bedroom also has a large window. The huge luxury bathroom has a bath and separate shower cubicle, a large airing cupboard, Velux roof light and a built-in drying room. The spacious landing has a large walk-in cupboard and a loft access hatch.

Outside there is a wonderful well kept garden and ample off-street parking.

The house is really well maintained and decorated and quality finishes throughout enhance the sense of space and light, making this house ready to move into with minimal effort.

Situated on the outskirts of the seaside town of Bognor Regis within walking distance to The Regis school campus offering education to children of all ages and the South Bersted CofE primary school is a short walk away. There are a good range of local shops and frequent bus services to both the Cathedral City of Chichester and Bognor Regis town centre. Bognor Regis train station is also close by.

What3Words ///cloud.memory.enhancement

Tenure: Freehold & Council Tax band: C

EPC Energy Efficiency Rating: C







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