



33 Hillsboro Road, Bognor Regis

Guide Price £475,000

 **Henry Adams**
estate agents

33 Hillsboro Road

- Spacious Chalet Bungalow
- Beautifully Renovated
- Prime Bognor Regis Location
- 3 Double Bedrooms
- En-Suite
- 4 Piece Suite Family Bathroom
- Studio/Home Office in Garden
- Driveway Parking
- No Onward Chain

Situated on the ever popular Hillsboro Road in Bognor Regis, this superb three bedroom chalet bungalow has undergone extensive renovation and modernisation to an excellent standard throughout, creating a stylish and versatile home ready to move straight into.

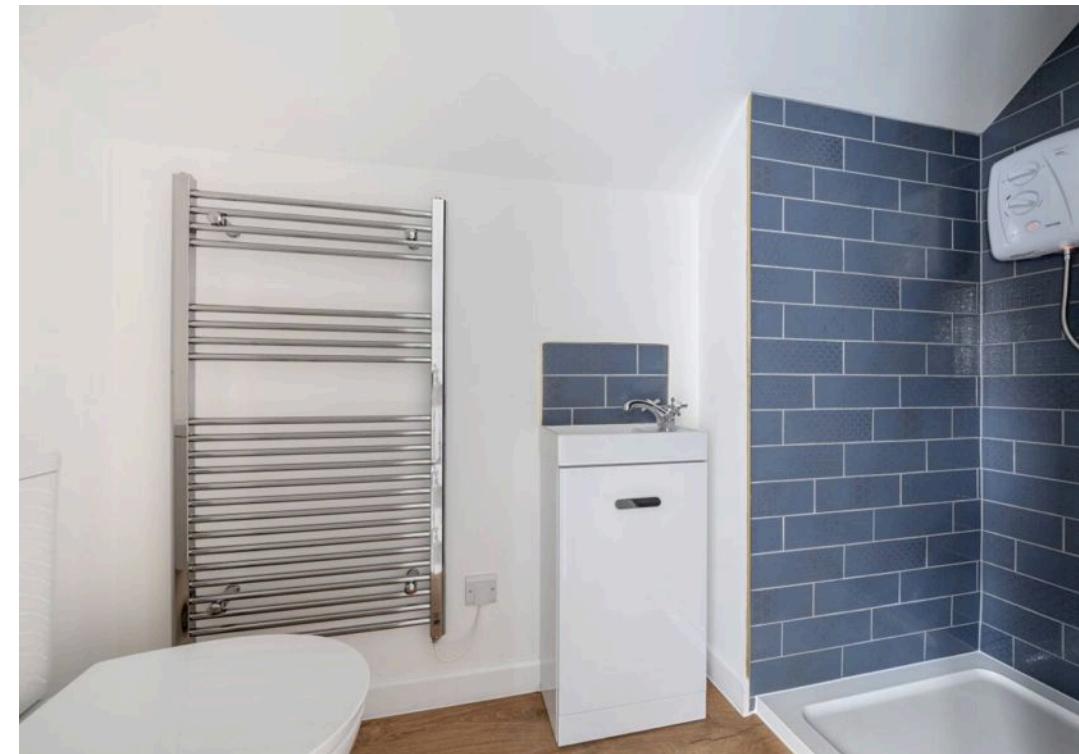
The ground floor offers two well-proportioned double bedrooms alongside a spacious and bright sitting/dining room, ideal for both everyday living and entertaining. The modern fitted kitchen boasts ample cupboard space and generous room for white goods, finished with clean lines and contemporary styling.

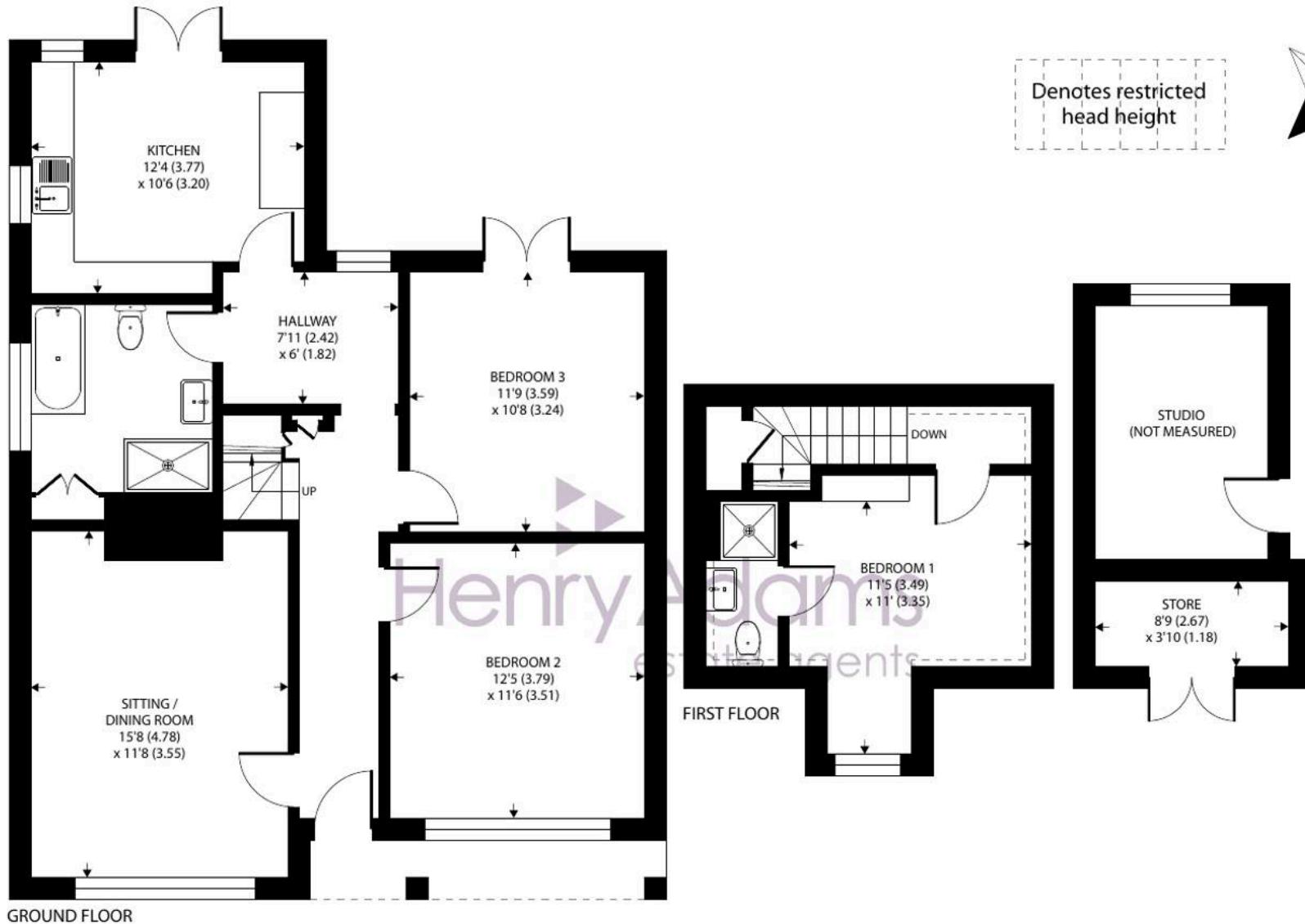
Upstairs, the property benefits from a further bedroom complete with its own en-suite, making it an ideal principal suite, guest room, or private home office space.

Externally, the rear garden is mainly laid to lawn with patio areas perfect for outdoor seating and dining. The garden also leads to a converted studio, offering excellent flexibility for home working, hobbies or additional bedroom. To the front, the home boasts ample driveway parking.









Approximate Area = 1012 sq ft / 94 sq m (excludes workroom)

Limited Use Area(s) = 11 sq ft / 1 sq m

Outbuilding = 34 sq ft / 3.1 sq m

Total = 1057 sq ft / 98.1 sq m

For identification only - Not to scale



This thoughtfully upgraded home combines modern comfort with flexible living accommodation, all set within a desirable residential area close to local amenities and transport links. Early viewing is highly recommended to appreciate the quality and space on offer.

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 //minds.moves.excuse

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.