



80 Hillsboro Road, Bognor Regis

Guide Price £400,000



# 80 Hillsboro Road

- Semi-Detached Family Home
- 2 Beautifully Presented Reception Rooms
- 2 Double Bedrooms with Fitted Wardrobes
- Larger than Average Single Bedroom
- Refitted Bathroom
- Spacious Hallway
- Driveway Parking
- Generous Rear Garden with Home Office/Storage
- Modern with Character Charm
- Electric Car Charger

This beautifully presented three bedroom semi-detached family home offers a harmonious blend of modern convenience and character charm, providing an inviting atmosphere ideal for contemporary living.

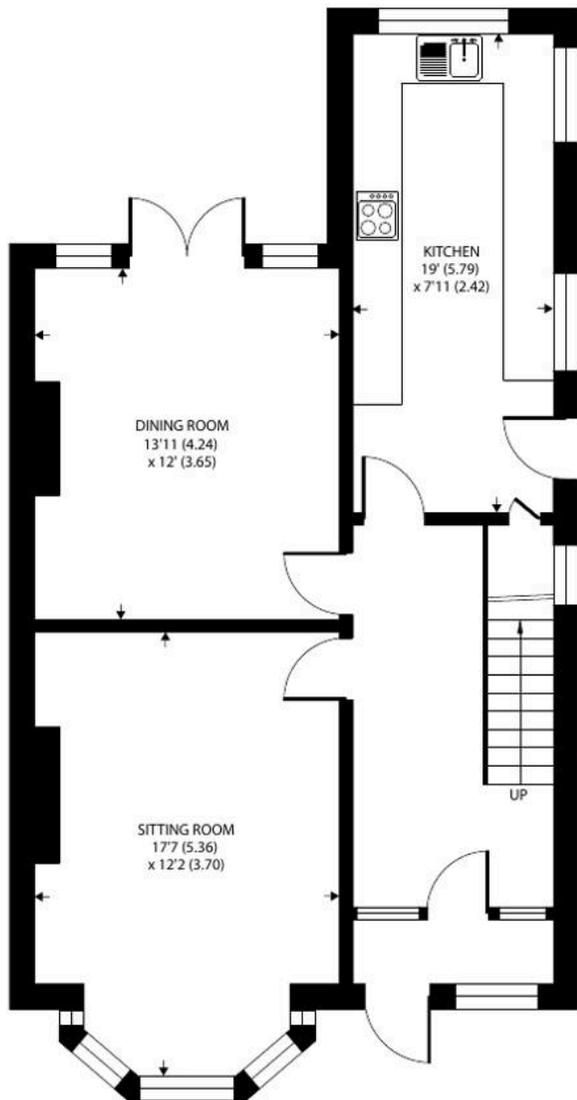
Upon entering the property, you are greeted by a spacious hallway, setting the tone for the generous proportions found throughout the house. The ground floor features two elegant reception rooms, each thoughtfully decorated and perfect for both relaxing and entertaining, allowing for versatile use as a formal lounge, dining area, or family room. The kitchen is well-appointed with ample worktop space and plenty of cupboards, catering to the needs of a busy household.

Upstairs, the property boasts two double bedrooms, both benefiting from fitted wardrobes that offer ample storage, as well as a larger than average single bedroom, ideal for a child's room, guest space, or home office. The refitted bathroom showcases a contemporary suite with stylish tiling. Throughout, the home retains charming period features that add character, while recent updates ensure comfort and practicality.

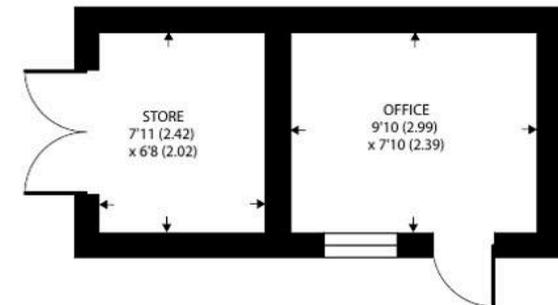








GROUND FLOOR



## Hillsboro Road, Bognor Regis

Approximate Area = 1297 sq ft / 120.4 sq m

Outbuildings = 131 sq ft / 12.1 sq m

Total = 1428 sq ft / 132.5 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). © ntechcom 2026. Produced for Henry Adams. REF: 1430923

Additional features include driveway parking for convenience, gas central heating, and double glazing for energy efficiency. Located in a sought-after residential area with excellent access to local amenities, reputable schools, and transport links, this semi-detached house presents a superb opportunity for families or professionals seeking a well-maintained, spacious home with a perfect balance of modern style and timeless appeal.

Early viewing is highly recommended to appreciate the quality and generous accommodation 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 ///asserts.logic.living

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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