



257 Hawthorn Road, Bognor Regis

Guide Price £475,000

## 257 Hawthorn Road

- Lovely Detached House
- Lovely Reception Room
- Spacious Kitchen/Family Room
- Ground Floor Cloakroom
- Three Bedrooms
- Elegant Hallway, Stairs and Landing
- Front and Rear Gardens
- Garage
- Less than Half a Mile from the Beach
- Aldwick Location

A charming three bedroom detached house ideally situated in Aldwick, less than half a mile from the beach. The house has great kerb appeal from the road with a large front garden, a separate garage and ample off-street parking.

This delightful home features three generously sized bedrooms, offering ample space and comfort for a growing family and the opportunity for extension, subject to the necessary permissions.

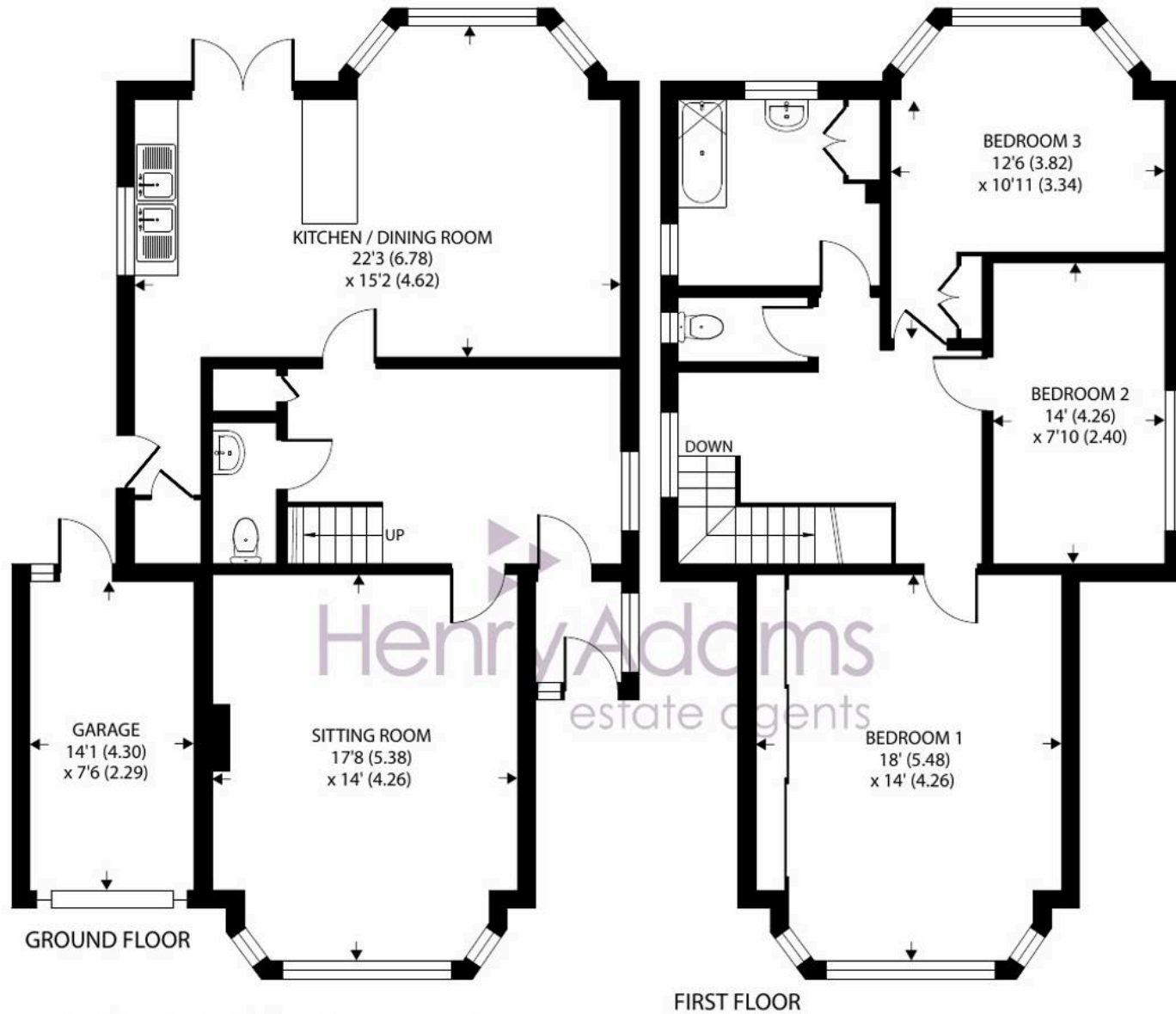
The entrance to the house is via a front porch which opens to a beautiful original oak front door leading to a lovely hallway with Oakwood floor and generous staircase to the first floor. The hallway leads to all ground floor rooms including a cloakroom and under stairs cupboard.

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Approximate Area = 1517 sq ft / 140.9 sq m

Garage = 106 sq ft / 9.8 sq m

Total = 1623 sq ft / 150.7 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). © natchecom 2025. Produced for Henry Adams. REF: 1331018

To the front is a well proportioned reception room which features a large bay window and coving. There is also an open fireplace. To the rear of the house is the spacious kitchen/family room, the kitchen area with simple range of base units, door opening to utility area and glazed door opening to the garden. There is plenty of space for both dining and sitting area and a further door opening to the garden.

On the first floor are three bedrooms with a lovely main bedroom featuring a large bay window. Two further bedrooms, a separate WC and a family bathroom complete the upstairs accommodation.

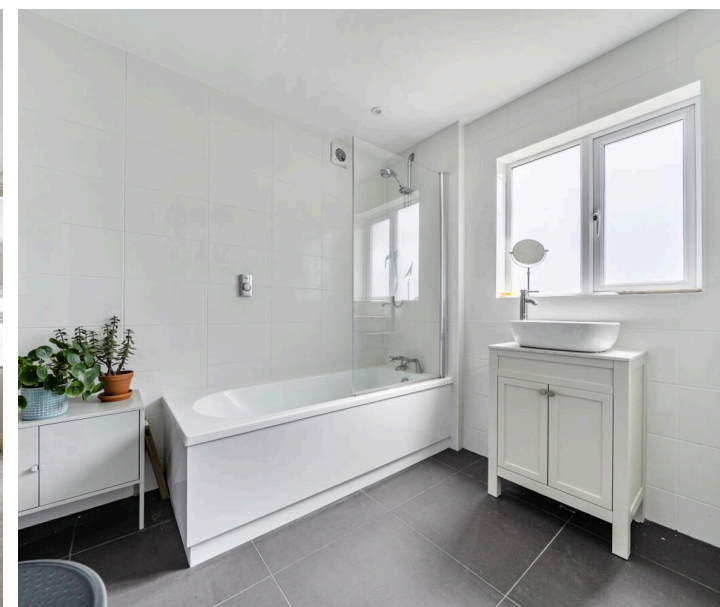
Situated just on the outskirts of the seaside town of Bognor Regis with its precinct shopping facilities, range of cafes, bars and restaurants and the mainline railway station to London Victoria and the South Coast. Within walking distance is the Aldwick beach with its traditional beach huts and promenade, West Park and Marine Park Gardens.

What3Words ///clubs.dangerously.chimp

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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