



2 Orchard Place Shripney Road, Bognor Regis

Guide Price £270,000

2 Orchard Place, Shripney Road

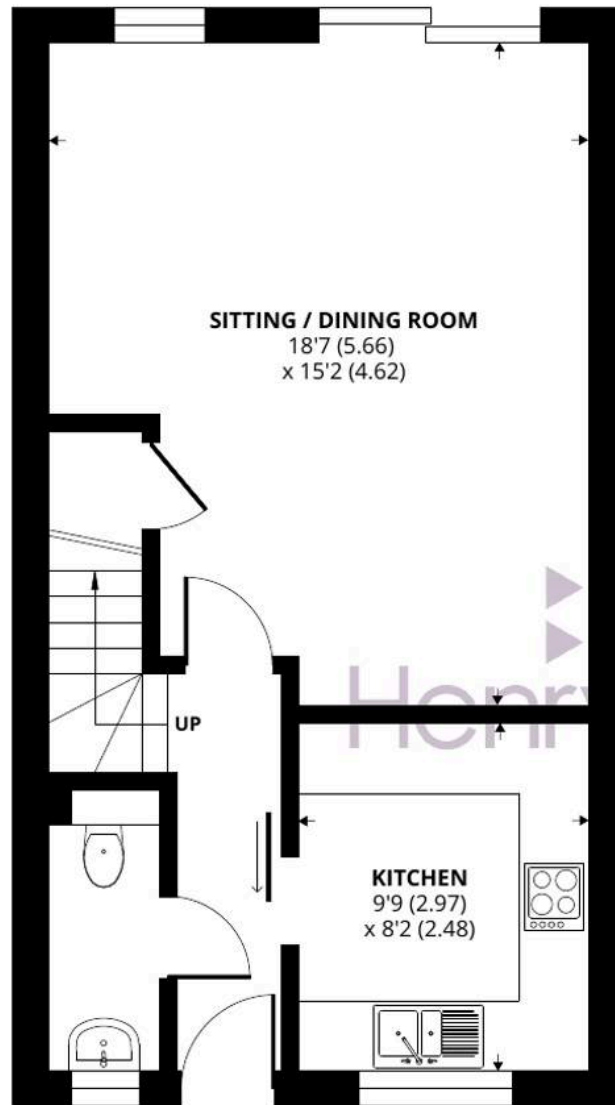
- Modern Terraced House
- Good Sized Reception Room opening to Garden
- Modern Fitted Kitchen
- Two Bedrooms, Principal Bedroom with En-suite
- Contemporary Family Bathroom
- Private Parking Space
- Garden
- Good EPC Rating

This beautifully presented two bedroom terraced house offers a superb opportunity for first-time buyers, professionals, or those seeking a low-maintenance home in a desirable residential location. The property features a modern fitted kitchen, perfect for home cooking and entertaining. The spacious reception room provides a welcoming atmosphere and opens directly onto the rear garden, creating a seamless flow between indoor and outdoor living spaces.

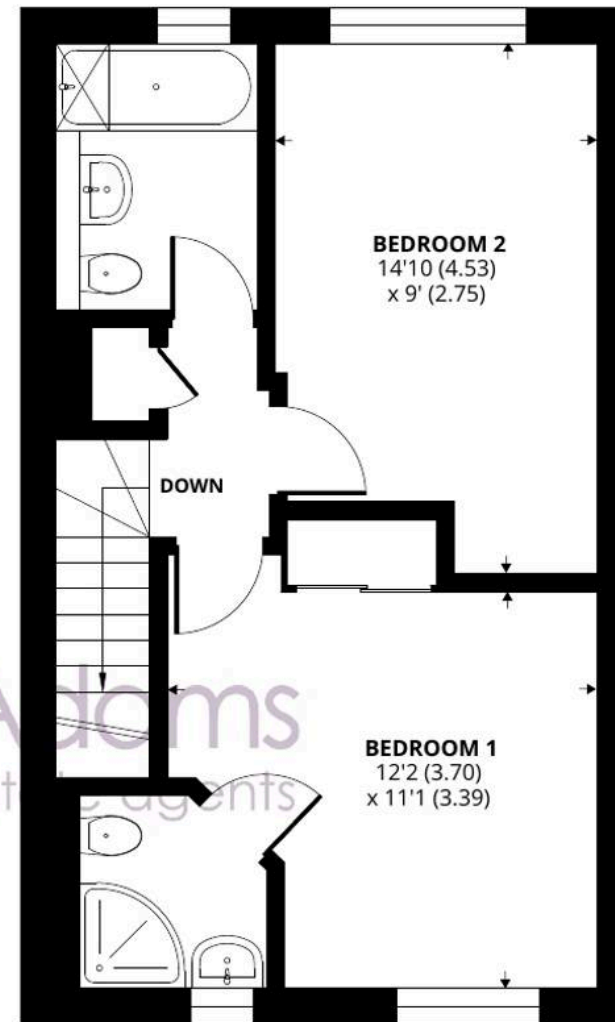
Upstairs, the principal bedroom benefits from its own en-suite shower room, while a second well-proportioned bedroom and a contemporary family bathroom complete the accommodation. The house is finished to a high standard throughout, with neutral décor and quality fixtures. Energy efficiency is a key feature (the property boasts a good EPC rating), ensuring lower running costs and year round comfort. Additional benefits include a private parking space, providing convenience and peace of mind.







GROUND FLOOR



FIRST FLOOR

Shripney Road, Bognor Regis

Approximate Area = 838 sq ft / 77.8 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: 1481034

The garden is mainly laid to lawn, with a patio area that is ideal for outdoor furniture and summer gatherings. Fencing provides privacy and security, making this an excellent space for children or pets. The low maintenance design allows you to enjoy the outdoors without the burthen of excessive upkeep. The property also enjoys a pleasant outlook to the front, with well-kept communal areas and easy access to local amenities. Whether you are looking to entertain friends, enjoy a quiet morning coffee, or simply unwind after a long day, the outside space at this home provides the perfect setting.

The property occupies a quiet semi-rural location to the north of Bognor Regis, with excellent links via the A29 to the six village area and via the new A259 to the seaside town of Bognor Regis and the Cathedral City of Chichester.

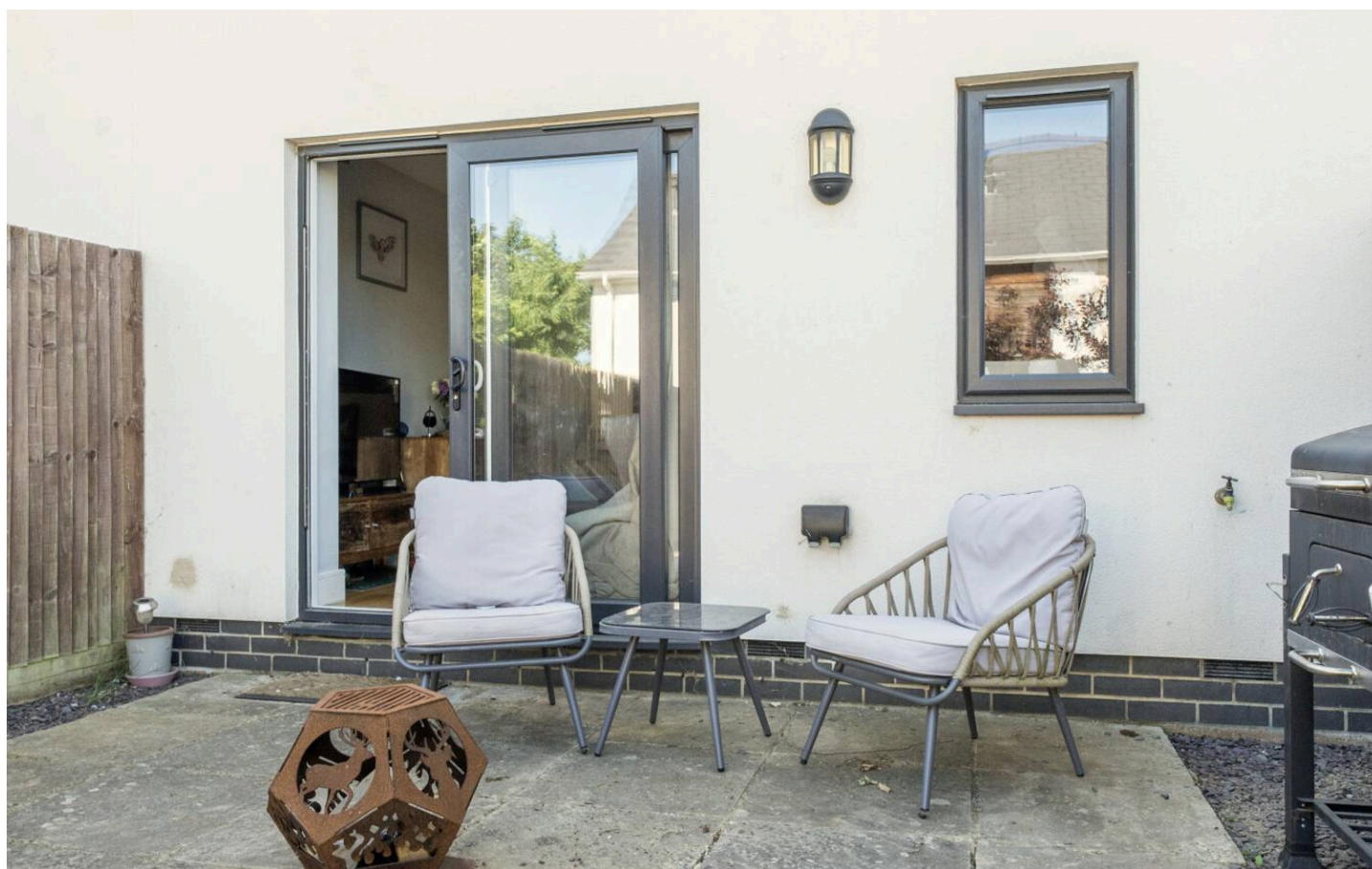
What3Words ///tiny.divide.cove

Estate Charge: We understand the estate charge is approximately £400 p.a.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





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.