



122 Bognor Road, Chichester PO19 7TH

£435,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

*SW*

Sims Williams



## Key Features

- Link-Detached House
- Character Property
- Sitting Room & Dining Room
- Stylish Fitted Kitchen
- Downstairs Bedroom 3
- Two Double Bedrooms
- Bathroom & Shower Room
- Front & Rear Gardens
- Garage & Off-Road Parking

## EPC Rating

Current = E  
Potential = B

## Council Tax Band

Band = D

## Tenure - Freehold





APPROXIMATE GROSS INTERNAL AREA = 870 SQ FT / 80.8 SQ M  
GARAGE = 140 SQ FT / 13.0 SQ M  
TOTAL = 1010 SQ FT / 93.8 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©  
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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.