



**320 Chichester Road**  
Bognor Regis | West Sussex | PO21 5AU

**Price £350,000**  
**FREEHOLD**

# 320 Chichester Road

Bognor Regis | West Sussex | PO21 5AU

SA425-04/24



## Features

- 1920's Semi-detached House
- 3 Bedrooms
- Well Presented Throughout
- Extensive 143' x 25' Rear Garden
- 922 Sq Ft / 85.7 Sq M

This delightful three bedroom semi-detached 1920's family home has been incredibly well cared for by current owners throughout the years, including replacement roof slate in 2012, along with updated electrics, replacement gas boiler and updated heating system, repointing, refurbished kitchen and bathroom and triple glazing in more recent years. The property also boasts a 143' x 25' fully enclosed rear garden.

Local amenities can be found nearby towards the western end of Chichester Road in North Bersted offering food outlets, convenience store etc, whilst the local doctors surgery and additional amenities are located in nearby Durlston Drive. Bognor Regis Town Centre is approximately one mile away with its mainline railway station (London - Victoria 1 hour 45 minutes).

The town has a promenade on the seafront, pier, cinema, pubs, bars and restaurants. A retail park on the outskirts of Bognor Regis is within a short drive where there is a large Tesco's store, Sainsbury's store and a variety of other retail outlets. Chichester is located within approx 5 miles drive, offering a wider selection of shopping facilities including boutiques, bars, restaurants and the Famous Festival Theatre,

A covered storm porch protects the front door which opens into a welcoming entrance hall with an obscure triple glazed window to the front and fitted carpet. A carpeted staircase with handrail/balustrade rises to the first floor with useful under stair storage cupboard. Doors lead from the hall to the sitting room and utility room, with a further doorway leading into the kitchen/diner.

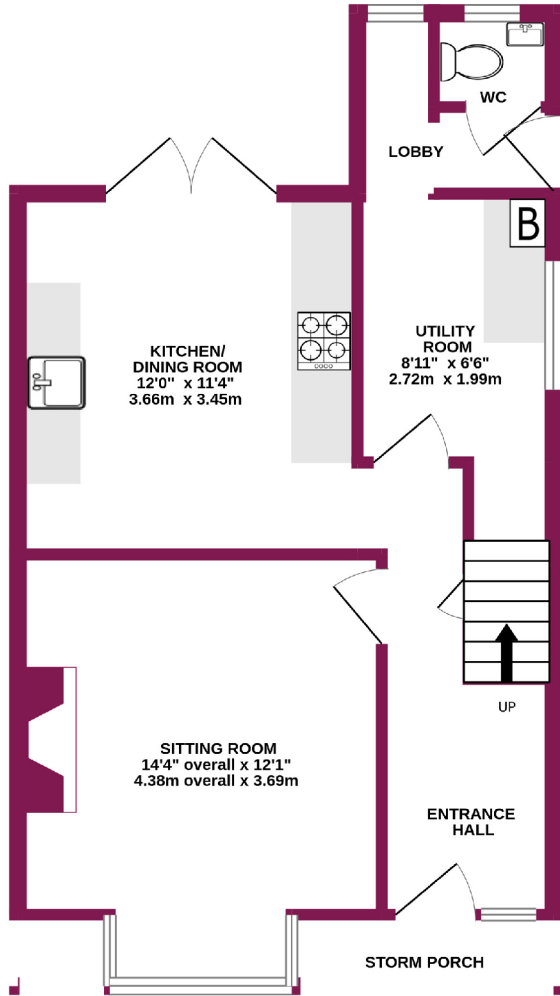
The sitting room has a triple glazed square bay window to the front, feature fireplace with recessed gas fire and decorative surround, along with fitted carpet.

The kitchen/diner provides access into the extensive rear garden via large double glazed French doors and boasts modern base, drawer and wall mounted units, complemented with light grain solid wood work surfaces, a feature Butler style sink, space for a gas cooker with hood over, space for a free-standing fridge/freezer and space for a table and chairs. Adjacent to the kitchen/diner is a useful utility/cloaks room with space and plumbing for a washing machine with work surface over, modern wall mounted Viessman gas boiler, triple glazed window to the side and useful under stair storage recess. A doorway leads to the rear into a lobby area with triple glazed window to the rear and doorway to the side with step down to a side lobby with an obscure double glazed door providing side access and a door to the ground floor w.c, with close coupled w.c, wall mounted wash basin and obscure triple glazed window to the rear.

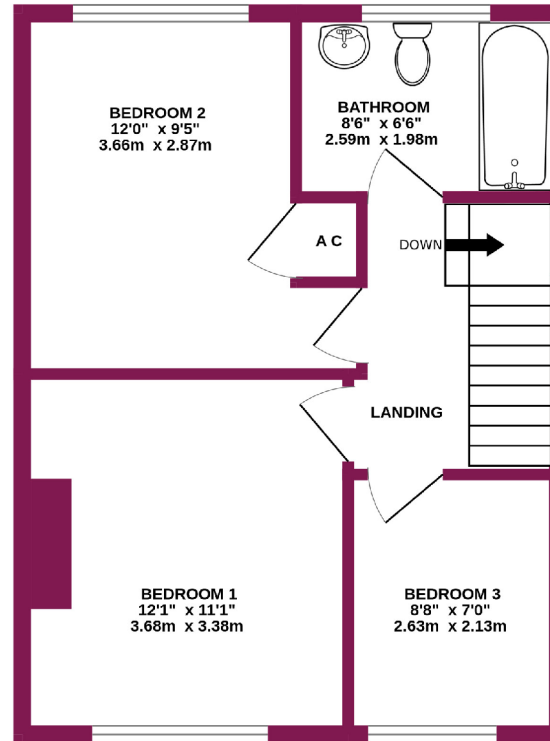
The first floor boasts a good size landing with an obscure triple glazed window to the side, fitted carpet, access hatch to the loft space and a picture rail surround. Doors lead to the three bedrooms and family bathroom. Bedroom 1 has a triple glazed window to the front, picture rail surround and fitted carpet. Bedroom 2 is a good size double room at the rear with triple glazed window, picture rail surround, fitted carpet and built-in cupboard housing the lagged hot water cylinder. Bedroom 3 is positioned at the front of the property with a triple glazed window, picture rail surround and fitted carpet. The family bathroom is also of a good size, with a modern white suite of shaped panel bath with shower over, pedestal wash basin, close coupled w.c, feature heated towel rail/radiator, tiled walls and an obscure triple glazed window to the rear.



**GROUND FLOOR**  
501 sq.ft. (46.5 sq.m.) approx.



**1ST FLOOR**  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**EPC Rating: D (63)**

**Council Tax: Band C / £1937.91 p.a**  
(Arun District Council/Bersted - 2024 - 2025)

Externally, the frontage has been laid to hard-stand allowing for on-site parking for 2 vehicles, whilst to the rear there is an extensive fully enclosed lawned garden measuring 143' x 25', with a timber storage shed, greenhouse and paved patio, along with side access with gate to the front.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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