



34 Orchard Way,
Bognor Regis | West Sussex | PO22 9HL

Offers Over £400,000
FREEHOLD

34 Orchard Way, Bognor Regis | West Sussex | PO22 9HL

AY425 - 10/24

Features

- Newly Refurbished Semi-detached House
- Popular Residential Location
- Three Bedrooms
- Newly Fitted Open Plan Kitchen/Dining/Living Room
- New Flooring Throughout & Newly Decorated
- Newly Fitted Gas Heating System Via Radiators & Combination Boiler
- 126' Fully Enclosed Rear Garden
- Hard Stand At The Front
- NO ONWARD CHAIN
- 1,066 Sq Ft / 99.0 Sq M

Current EPC Rating: C (74)

Council Tax: Band C £1,973.91 p.a. (Arun District Council/Bersted 2024-2025)

Offered For Sale with 'No Onward Chain', this newly refurbished semi-detached house is situated within a popular residential location, close to bus routes, local primary schools and day-to-day amenities. The property has undergone an extensive program of improvements to create light and airy, ready to move into accommodation which comprises entrance hall front aspect sitting room, ground floor shower room, extended rear open plan kitchen/dining/living room with feature skylight lantern and bi-folding doors giving access to the extensive rear garden, first floor landing, three bedrooms and fully refurbished bathroom.

In addition, the property also offers a newly installed gas heating system via radiators and combination boiler, new flooring throughout and parking at the front.

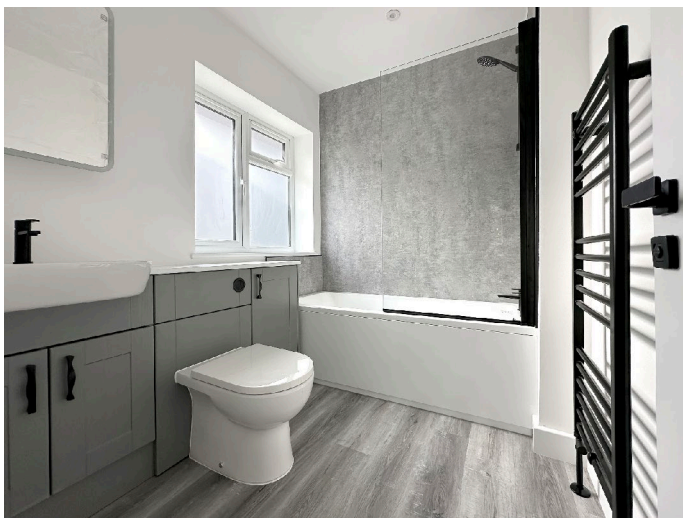
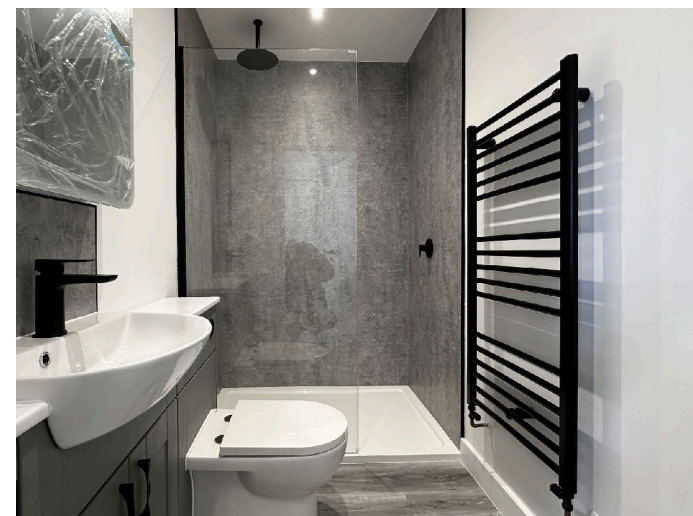
A storm porch, with integral lighting, protects the recessed composite front door which opens into a welcoming, light and airy, entrance hall with a natural light double glazed window to the side, carpeted staircase to the first floor with handrail/balustrade, under stair storage cupboard housing the updated electric consumer unit and walk-in cupboard housing the newly fitted wall mounted gas combination boiler. A pair of glazed casement doors lead to the rear into the open plan kitchen/dining/living room, while further doors from the hall lead to the sitting room and ground floor shower room which boasts an over size shower enclosure with rain drop shower, wash basin inset into surround with storage under and an adjacent enclosed cistern w.c, mirror unit and ladder style heated towel rail.



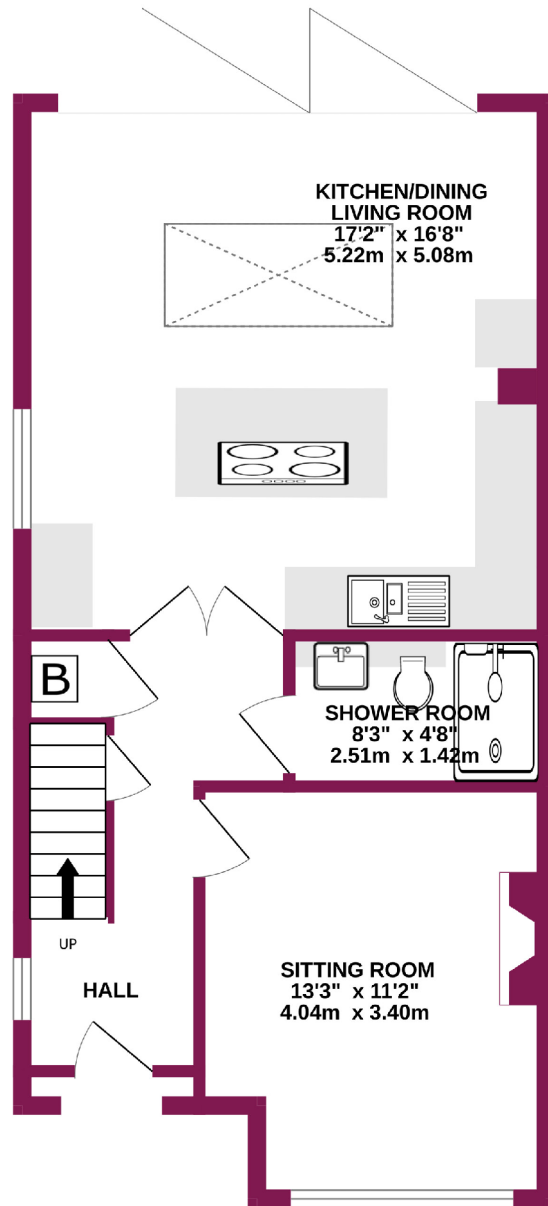
The sitting room is positioned at the front of the property with a double glazed window to the front, newly fitted carpet and feature decorative fireplace. To the rear there is the large open plan newly kitchen/dining/living room boasting a comprehensive range of newly fitted quality units and work surfaces, a central island/breakfast bar with integrated electric hob with built-in extractor, eye level double oven, concealed integrated dishwasher and fridge/freezer, space and plumbing for a washing machine and dryer, along with a double glazed window to the side, feature double glazed skylight lantern with integral lighting and full width bi-fold (5 in total) doors to the rear, providing access into the large rear garden.

The first floor has a landing with a double glazed window to the side, access hatch to the loft space and doors to the three bedrooms and bathroom. Bedroom 1 is positioned at the front of the property with a large double glazed window to the front and small double glazed window to the side, while bedroom 2 is rear aspect enjoying a pleasant outlook over the extensive rear garden. Bedroom 3 has a double glazed window to the front and over stair bulk head. The bathroom has been newly fitted and boasts a white suite of bath with mixer tap/shower attachment and fitted shower screen, wash basin inset into surround with storage under and an adjacent enclosed cistern wc, mirror unit and ladder style heated towel rail, along with a double glazed window to the side.

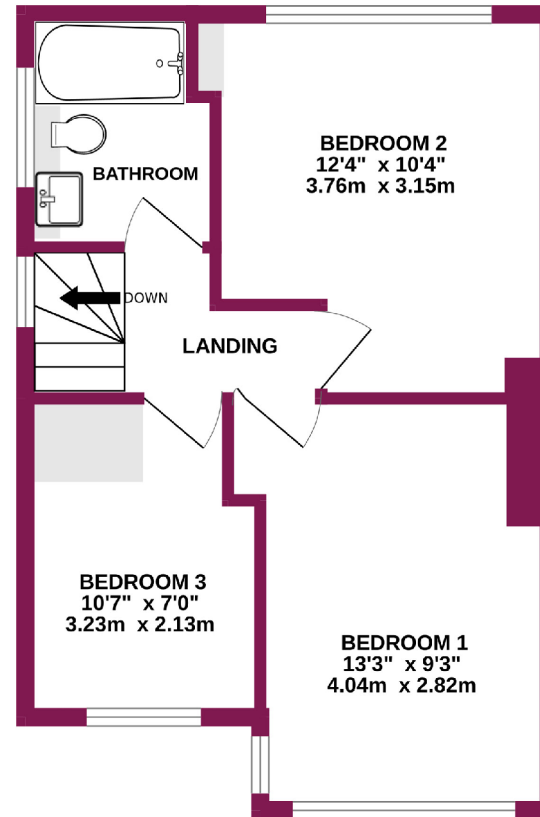
Externally, there is a hard stand at the front providing on-site parking, a shared access between the property and the neighbouring property, leads to a gate into the extensive rear garden which measures approx. 126' x 22' 6" with a newly laid patio immediately behind the property accessed from the open plan kitchen/dining/living room. The rear garden is very much a blank canvass ready for someone to create their own design.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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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