



6a Parkway

Bognor Regis | West Sussex | PO21 2XR

Offers Over £650,000
FREEHOLD

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Features

- **Constructed Circa 2012**
- **4 Bedroom Detached House**
- **Favoured Residential Location**
- **Well Presented Throughout**
- **1,797 Sq Ft / 167.0 Sq M**

Positioned in a favoured residential location to the West of Bognor Regis town centre and within half a mile level walk to the beach, this individually designed 4 bedroom detached house is offered for sale in excellent condition throughout.

Constructed circa 2012/13 and occupied by its current owner from new, the property has been incredibly well cared for throughout the years. The accommodation in brief comprises entrance hall, ground floor cloakroom/wc, kitchen, utility room, sitting room, separate dining room, double glazed conservatory, first floor landing, 4 bedrooms (bedroom 1 with en-suite shower room) and family bath/shower room.

The property also offers double glazing throughout, a gas heating system via radiators, a driveway, garage and good size rear garden.

A covered storm porch protects the recessed front door which opens into a welcoming entrance hall with an easy-rise staircase to the first floor with high level double glazed window over, useful under-stair storage cupboard and additional large walk-in storage cupboard housing the modern pressurised hot water cylinder. Doors from the hallway lead to the kitchen, sitting room, dining room and ground floor cloakroom with close coupled wc, pedestal wash basin, tiled flooring and an obscure double glazed window to the front.

The fitted kitchen provides a comprehensive range of modern units and work surfaces, single drainer unit with mixer tap, integrated electric hob with hood over, integrated eye level double oven, along with a double glazed window to the rear. A door leads to the side into the adjoining utility room with fitted units and work surface, second sink unit, space and plumbing for a washing machine and door to the garage, which houses the gas boiler.

A double glazed door from the utility room leads to the rear into the pitched roof, good size double glazed conservatory which has tiled flooring and a radiator, along with double glazed French doors which provide access into the rear garden.

The sitting room measures 16' 6" x 13' 3" and also provides access into the rear garden via double glazed French doors at the rear. The separate dining room is a versatile room positioned at the front of the property with a feature double glazed square bay window to the front and a double glazed window to the side.

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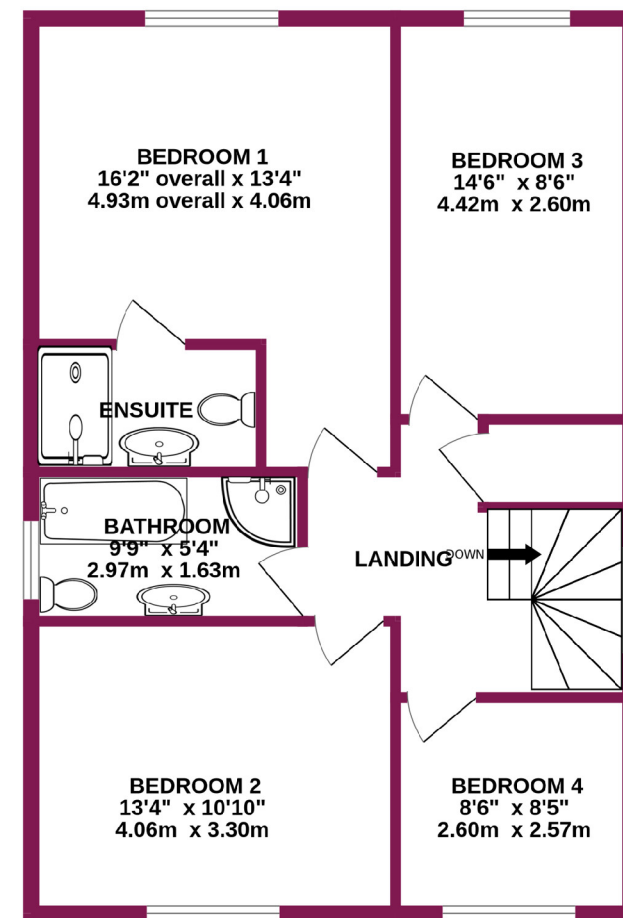
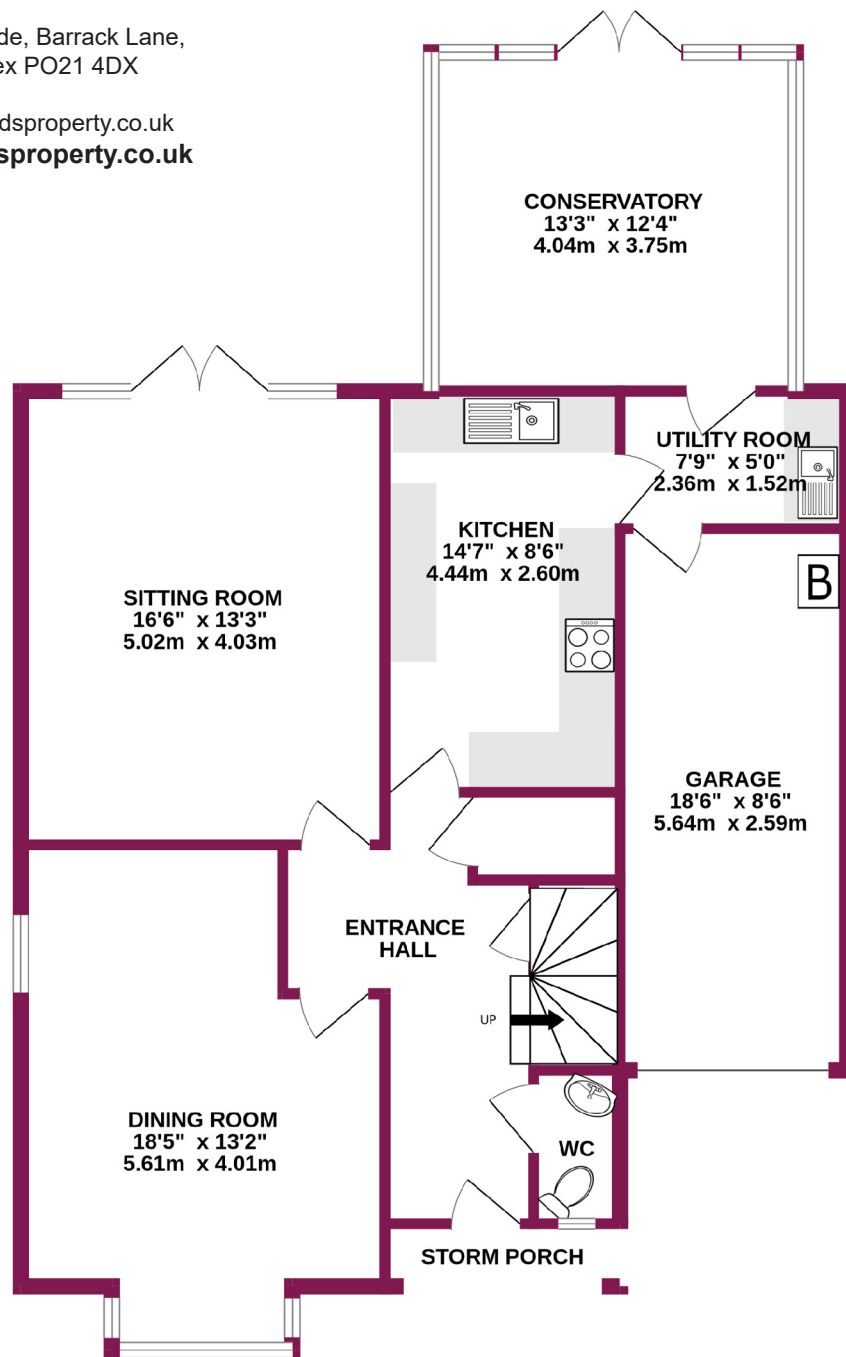
The first floor landing boasts a large walk-in airing/linen cupboard and has an access hatch to the loft space with a fitted ladder. Doors from the landing lead to the four bedrooms and the bath/shower room.

Bedroom 1 is positioned at the rear of the property with a double glazed window enjoying a pleasant outlook over the rear garden. A door leads into the en-suite shower room with an oversize shower enclosure with fitted shower, shaped wash basin with storage under, close coupled wc, tiled flooring and splash backs and a ladder style heated towel rail.

Bedroom 2 is a good size double room with a double glazed window to the front, while bedroom 3 has a double glazed window to the rear. Bedroom 4 has a double glazed window to the front. The bath/shower room has a modern white suite of corner shower enclosure with fitted shower, shaped panel bath, wash basin with storage under, close coupled wc, tiled splash-back and tiled flooring, a ladder style heated towel rail and a double glazed window to the side.

Externally, there is a low maintenance resin front garden with raised beds and walled front boundary. A block paved driveway provides on-site parking in front of the garage, which has power, light, a wall mounted gas boiler and access hatch to further loft space. A gate at the side of the garage leads to a pathway to the generous rear garden which boasts a paved patio, areas of lawn, block paved paths to the rear, large timber summer house, timber storage shed, a feature covered gazebo for entertaining and raised beds/borders.





TOTAL FLOOR AREA : 1797 sq.ft. (167.0 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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Current EPC Rating: C (78)

Council Tax: Band F £3,339.81 p.a. (Arun District Council/Bognor Regis 2024-2025)

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.