



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

Offers in Excess of £350,000 Freehold

**6 Argyle Road
Bognor Regis, PO21 1DY**

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

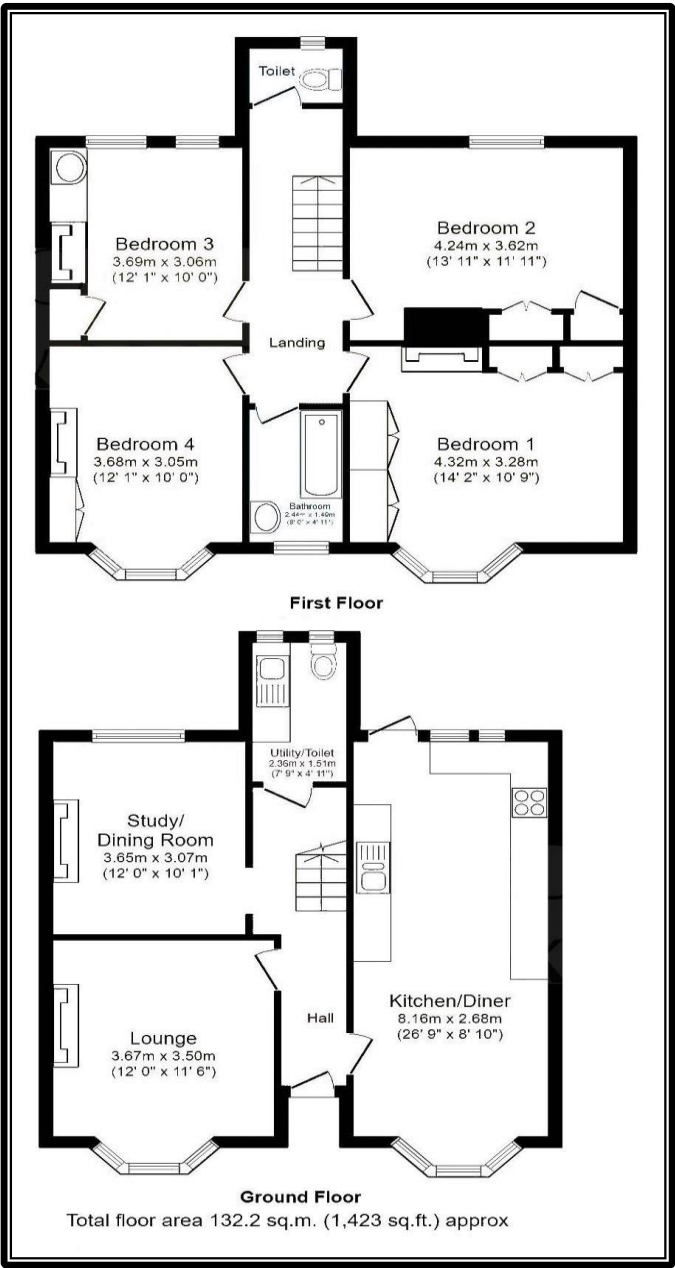
Mays The Village Agent Ltd. Company Number 7930877. Registered in Cardiff. Registered Office: 93 Aldwick Road, Bognor Regis PO21 2NW

Dating back to the early 1800s, this **4/5 BEDROOM** property combines the charm of a period home with the practicality of modern living. Boasting a wealth of characterful features, from the Aga in the kitchen to elegant period fireplaces in the living spaces and bedrooms.

Whilst retaining its original appeal, the home has been well-maintained over the years, benefiting from thoughtful updates including **replacement double-glazed windows** and **combination boiler**, ensuring comfort and efficiency throughout the seasons.

Ideally situated, the property is within easy reach of Bognor Regis train station, providing direct services to London Victoria, making it a convenient choice for commuters. Additionally, the seafront is close by, offering the perfect opportunity to enjoy leisurely walks and vibrant coastal life.

With its blend of timeless character, modern updates, and a flexible layout, this property presents an excellent opportunity to own a piece of history in this desirable location. Contact **May's** for an appointment to view.



ACCOMMODATION

ENTRANCE HALL:

KITCHEN/ DINER: 26' 9" x 8' 10" (8.15m x 2.69m)

LOUNGE: 12' 0" x 11' 6" (3.65m x 3.50m)

STUDY/DINING ROOM: 12' 0" x 10' 1" (3.65m x 3.07m)

UTILITY/ W.C.:

FIRST FLOOR

BEDROOM 1: 14' 2" x 10' 9" (4.31m x 3.27m)

BEDROOM 2: 13' 11" x 11' 11" (4.24m x 3.63m)

BEDROOM 3: 12' 1" x 10' 0" (3.68m x 3.05m)

BEDROOM 4: 12' 1" x 10' 0" (3.68m x 3.05m)

BATHROOM

W.C.

OUTSIDE AND GENERAL

REAR GARDEN:

Outbuilding housing gas fired combination boiler, side access to front.

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.