



15 Tennyson Road | Bognor Regis | PO21 2SB

Guide Price £425,000

Freehold



**hancock**

Lettings & Estate Agents



Tennyson Road |  
Bognor Regis | PO21 2SB  
Guide Price £425,000

- Four Bedroom Detached
- Driveway - Multiple Parking
- Walking Distance To Seafront
- Walking Distance To Train Station
- Two Receptions
- Built-In-Storage
- Private Garden
- Bognor Regis
- Detached House
- Council Band : E

Upon entering the residence, you're welcomed by a formal living area situated at the front of the house. Adjacent to the living room is another spacious reception area that stretches out and connects to a conservatory. This adaptable space can serve as a family lounge, study, or play area, catering to various needs. The conservatory allows natural light to filter through the house and perfect for additional space.

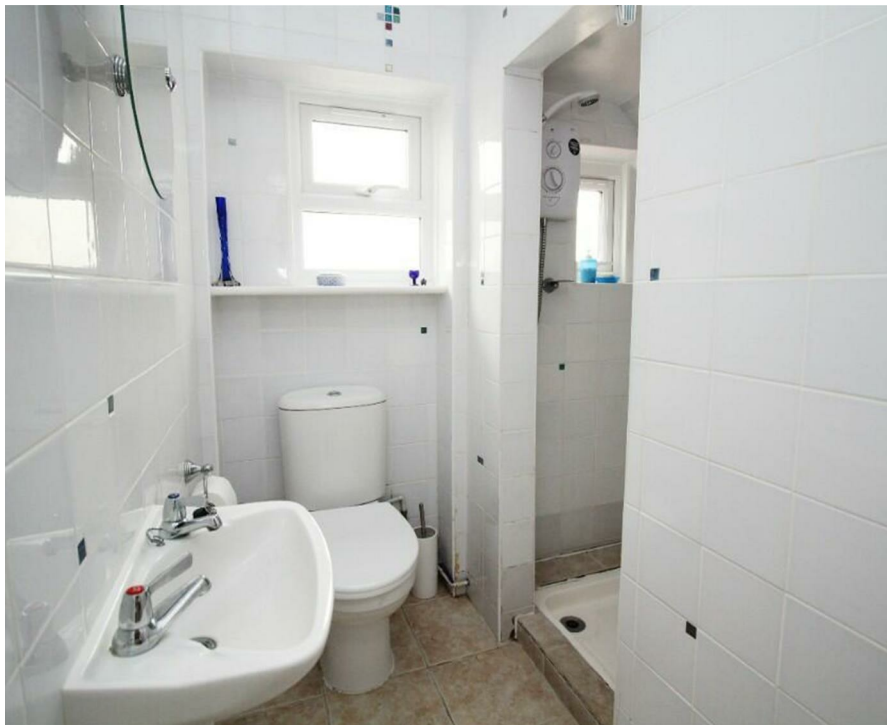
On the ground floor, a convenient shower room with a W/C adds practicality for residents and guests alike. A separate kitchen, leading to a lean-to spanning the house's length, offers a functional cooking space. The lean-to presents additional utility or storage options. Adjoining the kitchen is a separate dining room with garden views, perfect for family meals or entertaining.





what3words ///

///salad.stiff.fixed



Upstairs, three generous double bedrooms await, each offering ample space and natural light for a cozy retreat. A well-appointed family bathroom serves these bedrooms, although some updates may be desired.

Notably, the property holds potential for a loft conversion, pending planning approval, promising expanded living space and the opportunity for an additional room or office, enhancing its value.

Outside, the residence features a sizable split-level garden with both patio and lawn areas, ideal for outdoor activities or gardening pursuits. Additionally, a driveway provides convenient off-street parking for residents and guests alike.

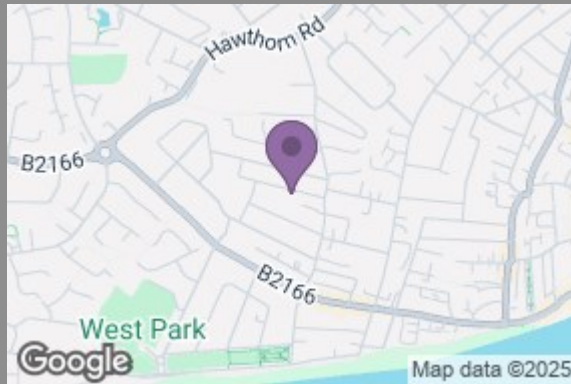
Additional Information :

Tenure : Freehold

Council Band : E

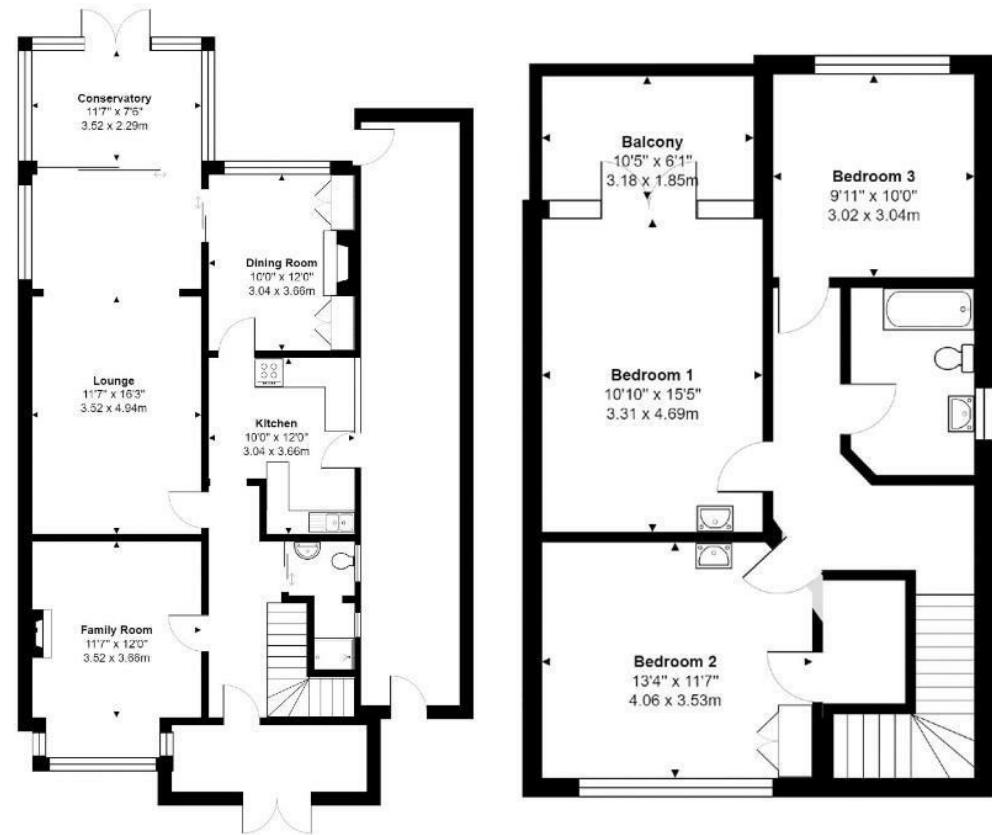
Broadband : Up To 1000mbps

Mobile Coverage : EE, 02, Vodafone, Three



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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