



35 Oxford Drive | Bognor Regis | PO21 5QX

Guide Price £375,000

Freehold



hancock

Lettings & Estate Agents

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5QX

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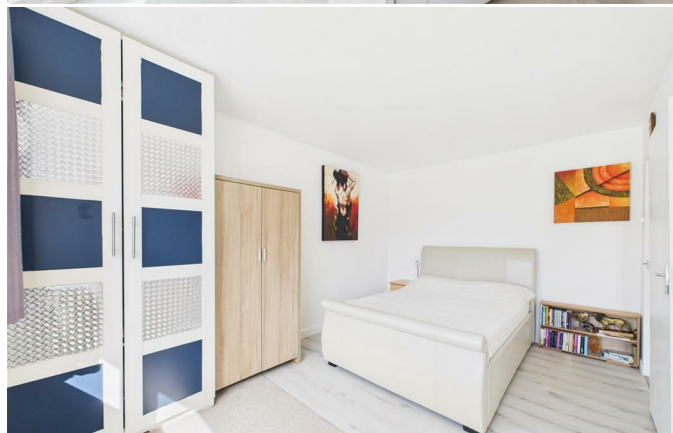
- No Onward Chain
- Recently Refurbished
- Large Garden
- Off Road Parking
- Council Tax C
- Potential to Extend
- Conservatory
- Garage
- Close to Local Amenities

Set within a generous plot, this beautifully refurbished two-bedroom semi-detached bungalow offers stylish accommodation with further scope to extend or develop (subject to the usual consents).

On arrival, the home immediately impresses with its spacious setting. Inside, a bright and inviting sitting room leads through to a contemporary kitchen, fitted with sleek white gloss units. The kitchen opens seamlessly into a large conservatory that runs along the side of the property, providing an excellent additional living space. There are two well-proportioned double bedrooms, one of which enjoys direct access to a private sun room, perfect for relaxation. A modern bathroom with a shower over the bath completes the interior.

Outside

The front of the property features ample off-road



what3words ///

beam.winter.wire



parking, a garage, and a mature lawned garden. A side gate leads through to the expansive rear garden, mainly laid to lawn and enclosed by fencing, with a patio area ideal for outdoor entertaining.

Location

Positioned in a sought-after residential area, the property is conveniently close to local amenities including a health centre, library, pharmacy, and post office. Regular bus services provide easy connections to Bognor Regis town centre, offering a wide variety of shops, restaurants, and leisure facilities. The historic Cathedral City of Chichester is just under six miles away, renowned for its Festival Theatre, Pallant House Gallery, and the world-famous Goodwood motor circuit and racecourse.

Information

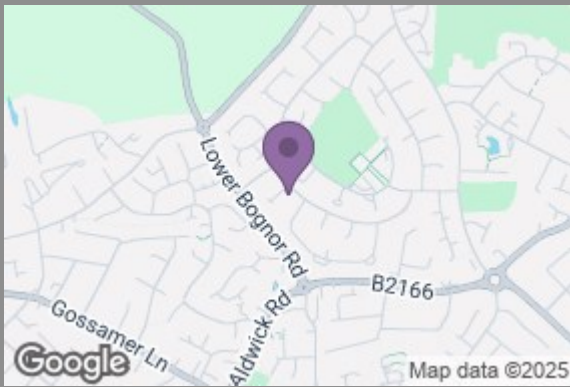
Tenure - Freehold

Council Tax Band – C


Broadband Speed - Up to 1000 Mbps

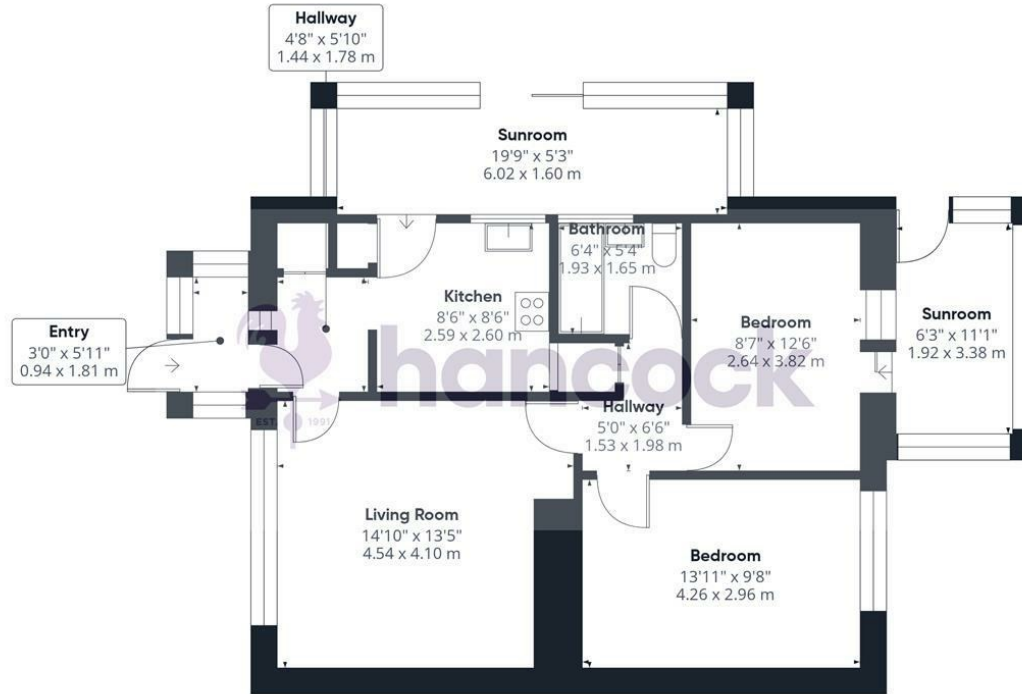
Mobile Coverage - EE, Three, O2, Vodafone





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

999 ft²
92.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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