

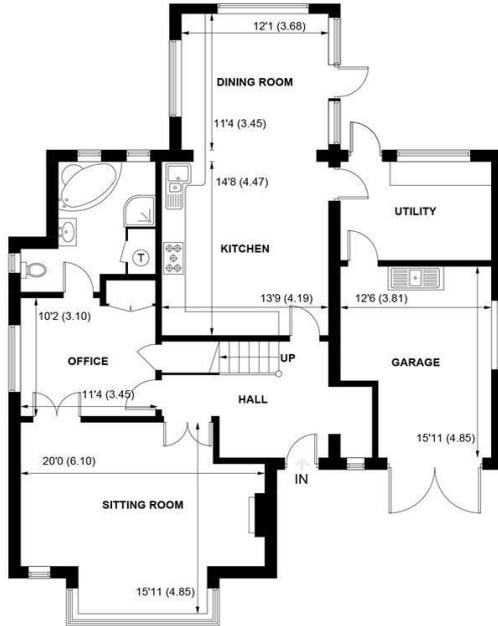
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Sims Williams

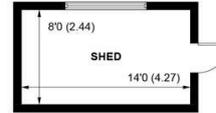


78 VICTORIA DRIVE, BOGNOR REGIS, WEST SUSSEX, PO21 2TA

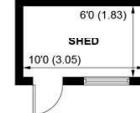




GROUND FLOOR



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2482 SQ FT / 230.6 SQ M
(INCLUDING GARAGE)

SHEDS = 172 SQ FT / 16.0 SQ M

TOTAL = 2654 SQ FT / 246.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams

£600,000 Freehold

78, VICTORIA DRIVE,
BOGNOR REGIS,
WEST SUSSEX, PO21 2TA

- Detached House
- Five Bedrooms
- Two Reception Rooms
- Three Bathrooms
- Sizeable Kitchen/Diner
- Utility Room
- Integral Garage
- Ample Parking
- Half A Mile From Seafront

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = F

This substantial detached family home is located on an established tree lined road within Bognor Regis. Close to both the seafront and the town centre - both of which can be found around 0.5 of a mile away. Bognor Regis town centre has a range of shops, cafes and restaurants, as well as the mainline train station. The Cathedral city of Chichester can be found 6.5 miles from the house and boasts a comprehensive shopping centre, popular shops and restaurants.

Internally the property offers spacious and versatile accommodation over two floors and is presented in good order throughout.

Upon entering there is a large hallway leading to all principal rooms. To the rear is a sizeable kitchen/diner which has recently been refurbished and boasts a range of integrated appliances as well as base and eye level units. From the kitchen, there is a door leading to a utility area with space for white goods and a further door to the integral garage.

To the front is a sitting room which has a feature fireplace, bay window and double doors onto an office space.

Furthermore, there is a downstairs bathroom with a corner bath, separate shower and W/C.

Ascending the stairs to the first floor there is an attractive landing with access to a separate shower room, family bathroom and study room. There are five bedrooms, all of which are good sized doubles.

Outside, to the front, is a gravel driveway, allowing for ample parking for several vehicles, and a garage, which has barn style doors. To the rear is an enclosed secluded garden, which is mainly laid to lawn with a paved seating area and wooden storage shed.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Bognor Regis train station head west on Linden Road, when you reach the roundabout take the first exit onto Victoria Drive and continue for 100 yards and the property can be found on your left.



