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Sims Williams

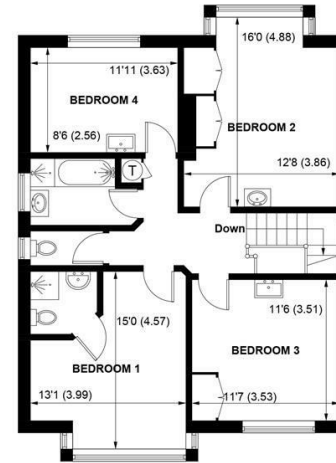


24 MARSHALL AVENUE, BOGNOR REGIS, WEST SUSSEX, PO21 2TL





GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1929 SQ FT / 179.2 SQ M

GARAGE = 127 SQ FT / 11.8 SQ M

SHED = 113 SQ FT / 10.5 SQ M

TOTAL = 2169 SQ FT / 201.5 SQ M

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

# £550,000 Freehold

24, MARSHALL AVENUE,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 2TL

- Detached 1930's House
- Four Bedrooms
- En-Suite Shower To Master
- Two Reception Rooms
- Annex To Side
- Large Kitchen/Breakfast Room
- Utility Room
- Ample Parking & Garage
- Large Garden

## EPC RATING

Current = D  
Potential = C

## COUNCIL TAX BAND

Band = F

This 1930s detached family home is located on a favourable established road on the outskirts of Bognor Regis, close to both the town and seafront. Bognor Regis town centre can be found just half a mile away and has a mainline train station as well as shops, cafes and restaurants. The seafront is 0.6 of a mile from the property and has a promenade heading both East and West. To the north, you can find the Cathedral city of Chichester which offers a comprehensive shopping centre as well as The Festival Theatre. There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

The property is well presented throughout and boasts bright and spacious accommodation over two floors. There is the versatility of a ground floor bedroom with an en-suite shower room - which is ideal for guests, teenage children or elderly relatives.

Furthermore, there is a downstairs cloakroom and spacious sitting room, with open fireplace and feature bay window.

To the rear is a further reception room which looks over the rear garden and has a courtesy door leading to the rear. Next to this is the sizeable kitchen/breakfast room which has ample worktop space, as well as a range of base and eye level units and a door into the utility room.

Ascending the stairs to the first floor, there is an attractive landing area leading to all bedrooms. To the front is the master bedroom with en-suite shower room and bedroom three, which has built-in wardrobes.

To the rear is bedroom four and two, both of which are double bedrooms and bedroom two also having built-in wardrobes.

There is a separate cloakroom and a family bathroom, both have white suites and wash basins.

Outside, to the front, is off road parking via a driveway and a garage with up and over metal door.

The back garden is of a superb size and is mainly laid to lawn with some established trees and side access.

### 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 Hotham Park roundabout continue west along the A2259. When you reach a further roundabout take the second exit onto Victoria Drive. Stay on Victoria Drive, continuing south over the roundabout until you reach Marshall Avenue on your right hand side. Bear left once in Marshall Avenue and the property will be on your right towards the middle of the road.



