

The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive yellow font on a dark blue square background.

Sims Williams



50 HIGHFIELD ROAD, BOGNOR REGIS, WEST SUSSEX, PO22 8PH

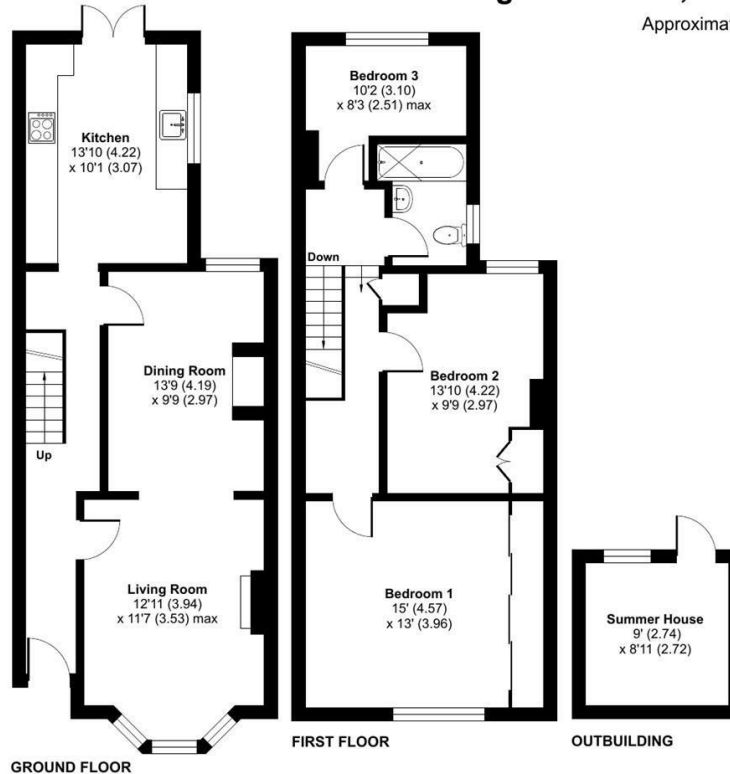
Highfield Road, Bognor Regis, PO22

Approximate Area = 1116 sq ft / 103.6 sq m

Outbuilding = 81 sq ft / 7.5 sq m

Total = 1197 sq ft / 111.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1125281



£335,000 Freehold

50, HIGHFIELD ROAD,
BOGNOR REGIS,
WEST SUSSEX, PO22 8PH

- Flint Fronted House
- Three Bedrooms
- Two Reception Rooms
- New Kitchen
- New Bathroom
- Renovated Throughout
- Character Features
- Garden With Summer House
- Viewings Recommended!

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = B

Highfield Road is a Flint fronted character house located on the outskirts of Bognor Regis town centre. The property is within an easy reach of both the town centre, mainline train station as well as public transport links and local amenities. The Cathedral city of Chichester can be found 6 miles north and boasts a comprehensive shopping precinct as well as popular restaurants, cafés and cultural attractions, such as The Festival Theatre and The Goodwood Estate.

Internally the property has been sympathetically renovated throughout and boasts bright, spacious and versatile accommodation over two floors.

Upon entering there is a spacious hallway leading to all principal rooms. To your right is a good sized sitting room with feature bay window down fireplace and archway leading through to a separate dining room, which also has a fireplace. To the rear of the property is a newly installed kitchen which has a range of integrated appliances and base and eyelevel units as well as French doors onto the garden.

Ascending the stairs to the first floor, there is a split level landing. To the rear is a modern bathroom with shower over bath and bedroom three. Furthermore, towards the front of the property, there is a large master bedroom and a further double good size bedroom.

To the rear there is an established garden with a range of raised beds, Astrofurf and paved seating areas. To the rear of the property there is a summer house could be used as a separate office space.

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, before the road splits into a dual carriageway turn right onto Upper Bognor Road. Continue along this road over the bridge where the property can be found just after on your right

