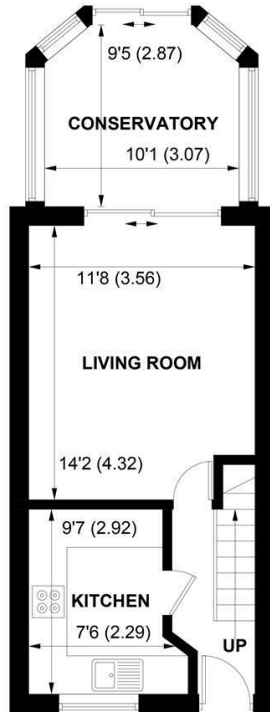


SW

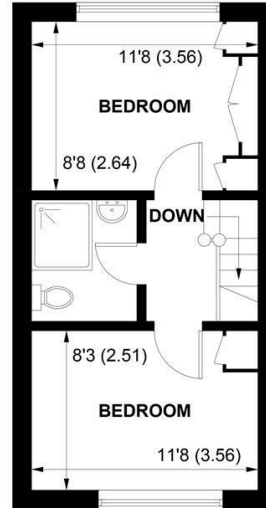
Sims Williams



25 HENRY STREET, BOGNOR REGIS, WEST SUSSEX, PO21 1AR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 664 SQ FT / 61.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©
Produced for Sims Williams

£265,000 Freehold

25, HENRY STREET,
BOGNOR REGIS,
WEST SUSSEX, PO21 1AR

- Terraced House
- Three Parking Spaces
- Two Double Bedrooms
- Modern Kitchen
- Lounge/Diner
- Conservatory
- Secluded Rear Garden
- Gas Fired Central Heating
- No Forward Chain

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

This terraced house is situated under half a mile away from Bognor Regis mainline train station and town centre where an abundance of cafes, restaurants and shops can be found. The Cathedral city of Chichester offers a range of benefits, including the city's cultural attractions, shops and restaurants. The surrounding area is also rich in natural beauty, with the stunning South Downs National Park and The Goodwood Estate.

Internally, the property features large windows that allow plenty of natural light, creating a bright and welcoming atmosphere. The accommodation includes an entrance hall that leads you into a modern and well-equipped kitchen, as well as a spacious lounge/dining area with recently renewed flooring, providing a comfortable and contemporary living space.

To the rear of the property, there is a delightful double-glazed conservatory that offers a tranquil and bright space for relaxation or additional seating.

Moving to the first floor, you will find two generously proportioned double bedrooms, providing ample space for furnishings and storage, along with a convenient shower wet room.

Outside, at the front of the property, there is an allocated parking space and a

practical bin storage area. The rear of the property boasts a peaceful and secluded low-maintenance garden, ideal for outdoor enjoyment, with rear access to two more allocated parking spaces, offering additional convenience for residents and their visitors.

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 east along the A2259 where you will turn left off the carriageway before the roundabout onto Upper Bognor Road, then almost immediately take a right hand turning onto Richmond Road North. Follow this until the road becomes Henry Street where the property can be found on your left after the turning for Cheshire Close.

