



76 Linden Road, Bognor Regis PO21 2AY

£455,000 Freehold



5 Bedrooms



2 Bathrooms



4 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Detached House
- Four Bedrooms
- Two Reception Rooms
- One Bedroom Annexe
- Kitchen
- Conservatory
- Garden
- Garage
- Off Road Parking

## EPC Rating

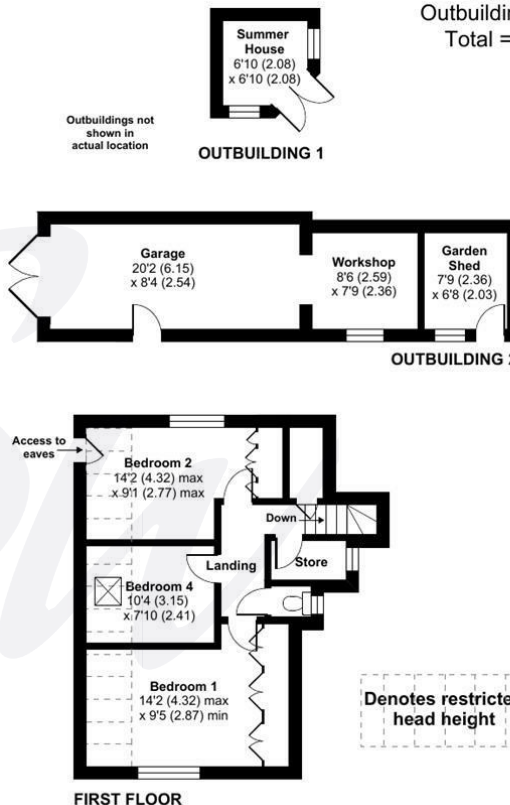
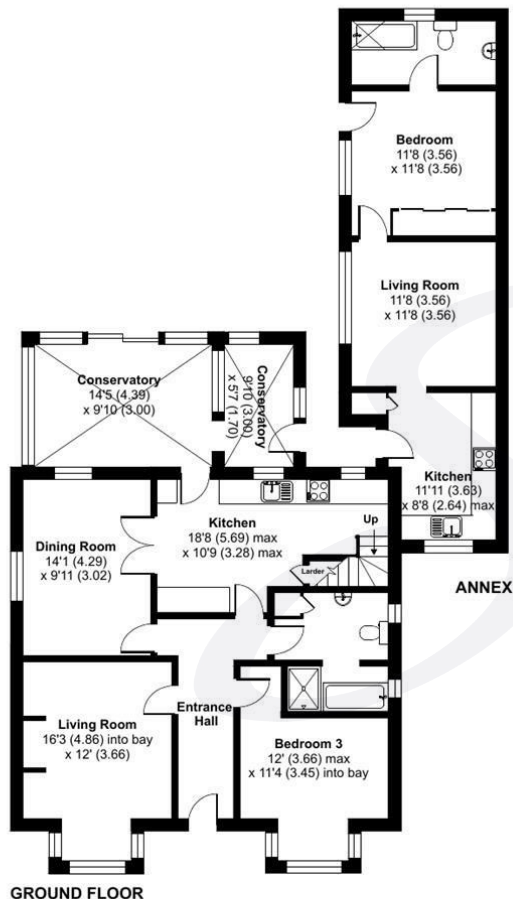
Current = E  
Potential = C

## Council Tax Band

Band = D

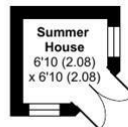
## Tenure - Freehold





Approximate Area = 1481 sq ft / 137.5 sq m  
Limited Use Area(s) = 106 sq ft / 9.8 sq m  
Garage = 248 sq ft / 23 sq m  
Annex = 453 sq ft / 42 sq m  
Outbuildings = 93 sq ft / 8.6 sq m  
Total = 2381 sq ft / 221.1 sq m

For identification only - Not to scale



Outbuildings not  
shown in  
actual location

**OUTBUILDING 1**

**OUTBUILDING 2**

Denotes restricted  
head height





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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.