



3 Northcote Road, Bognor Regis PO21 5LZ

£475,000 Freehold



4 Bedrooms



3 Bathroom



2 Reception Rooms

Sw

Sims Williams

Key Features

- Detached Chalet-Style
- Finished To A High Standard Throughout
- Open-Plan Kitchen/Dining/Family Room
- Snug With Wood-Burning Stove
- Flexible Layout With Potential For Four Bedrooms
- Three Modern Bathrooms, One En-Suite
- Separate Study Room
- Ample Parking
- West-Facing Garden With Paved Seating Area

EPC Rating

Current = C

Potential = B

Council Tax Band

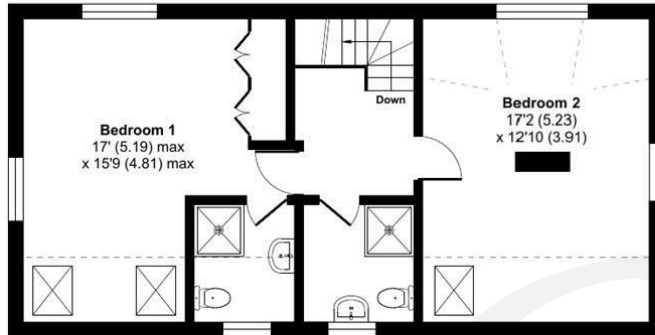
Band = D

Tenure - Freehold



Approximate Area = 1715 sq ft / 159.3 sq m
 Limited Use Area(s) = 136 sq ft / 12.6 sq m
 Outbuildings = 165 sq ft / 15.3 sq m
 Total = 2016 sq ft / 187.2 sq m

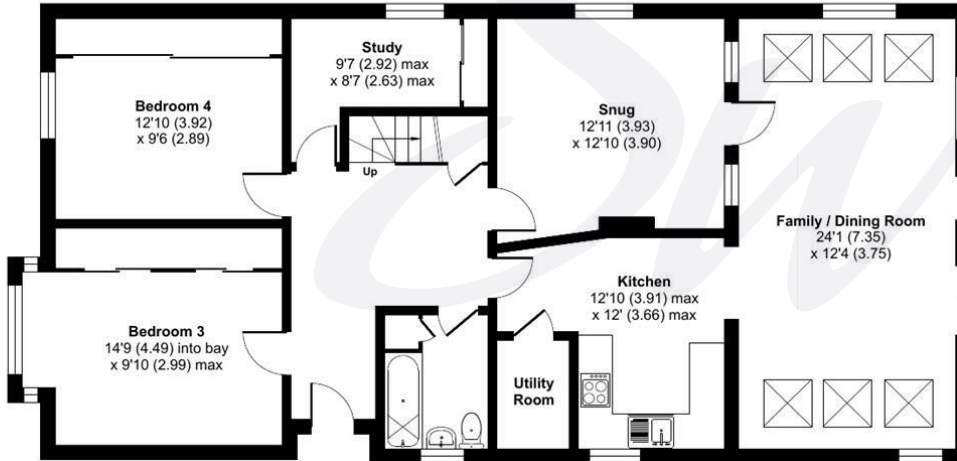
For identification only - Not to scale



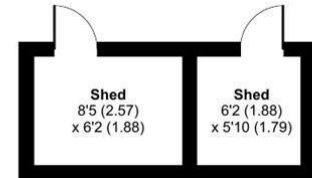
FIRST FLOOR



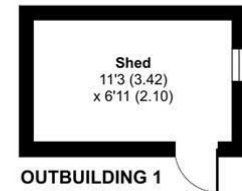
Denotes restricted
head height



GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1





simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

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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.