



181 Chichester Road, Bognor Regis

1930's semi-detached house with a generous southerly facing rear garden measuring approximately 60ft in length.



- ▶ **Character Semi-Detached House**
- ▶ **Dining Room with access to Rear Garden**
- ▶ **Three Bedrooms**
- ▶ **Block Paved Driveway**
- ▶ **Generous Rear Garden with Timber Workshop**
- ▶ **Sitting Room with Bay Window**
- ▶ **Kitchen with access to Rear Garden**
- ▶ **Bathroom with Separate WC**
- ▶ **Gas Fired Central Heating and Double Glazing**

This family home has plenty of 1930's character with the bay windows, picture rails and beautiful herringbone pattern parquet flooring in the sitting room, dining room and welcoming entrance hallway.

The accommodation briefly comprises entrance hallway with understairs cupboard, sitting room, separate dining room with double glazed sliding door to rear garden and kitchen with quarry tiles.

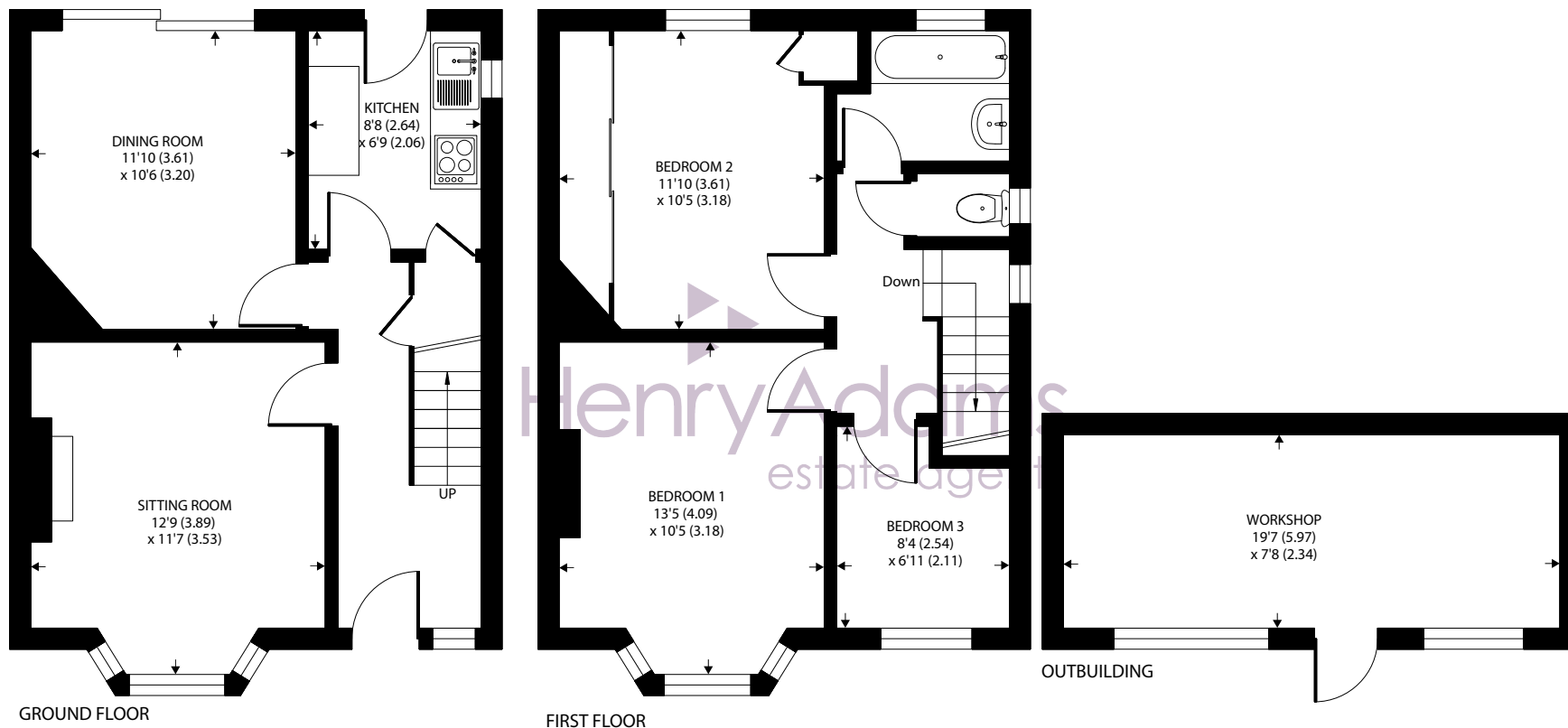
The first floor comprises landing, three bedrooms and bathroom with separate cloakroom with WC.

Outside, the front provides off-road parking with gated side access to the generous southerly facing rear garden, being part laid to lawn, patio area and timber workshop with power and light.

A viewing is highly recommended to appreciate its charm, garden size and convenient location.

Council Tax Band: C





Approximate Area = 864 sq ft / 80.2 sq m

Outbuilding = 151 sq ft / 14 sq m

Total = 1015 sq ft / 94.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated on the B2259 with excellent transport links to the Cathedral City of Chichester and the seaside town of Bognor Regis both with precinct shopping facilities and mainline railway stations with services to London Victoria and the South Coast. There are good local schools within walking distance and a range of local shops.

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