



## Melrose Charnwood Road, Bognor Regis

Guide Price £500,000







# Melrose, Charnwood Road

Modernised and extended character chalet bungalow.

- Character Chalet Bungalow
- Spacious Entrance Hall with WC
- Cosy Sitting Room and Sun Room
- Open Plan Modern Kitchen/Diner
- Principal Ground Floor Bedroom
- Impressive Family Bathroom
- Study with access to the Garage
- 2 First Floor Bedrooms and Family Shower Room
- Double Garage and Gravel Driveway with Ample Parking
- Landscaped Garden with Large Timber Shed

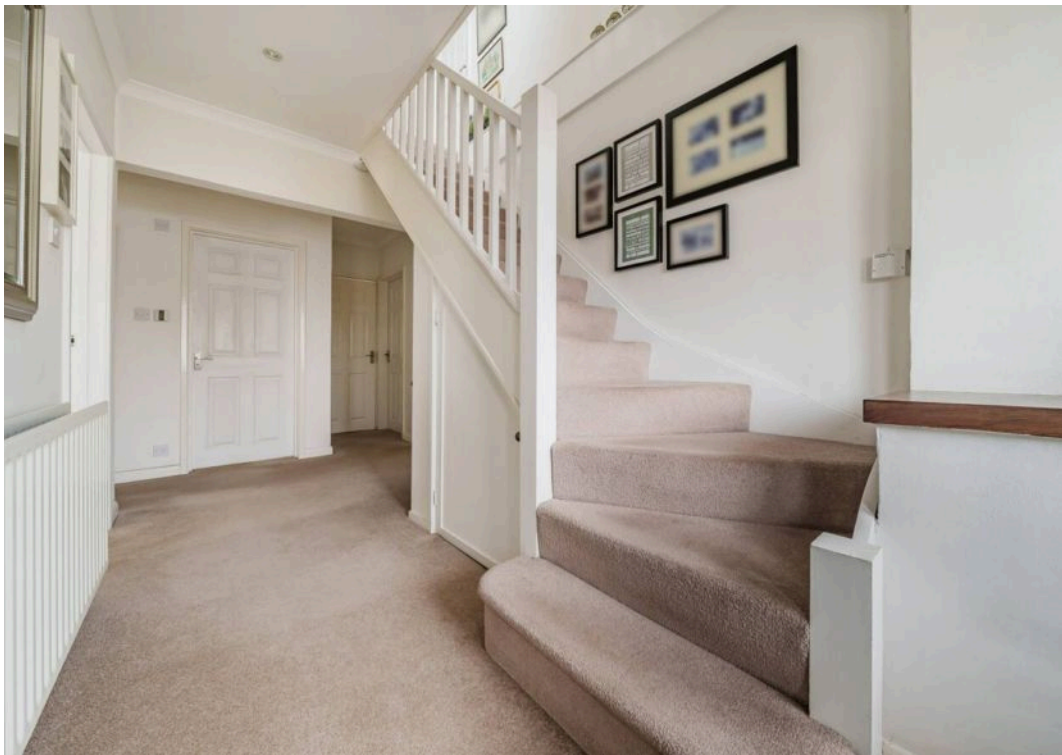
This charming character chalet bungalow has been lovingly modernised and extended by the current owners, creating a versatile and inviting space for you to call home.

A spacious entrance hall with a convenient WC. The cosy sitting room flows into the sun room with underfloor heating and bi-fold doors to the garden. The heart of the home lies in the open-plan modern kitchen and dining area. This is the ideal spot for hosting gatherings or enjoying family meals.

There are two bedrooms on the ground floor, the principal bedroom and a study/bedroom 4 along with an impressive family bathroom with underfloor heating. Upstairs, you'll find two additional bedrooms, one with access to the roof terrace and a family shower room.

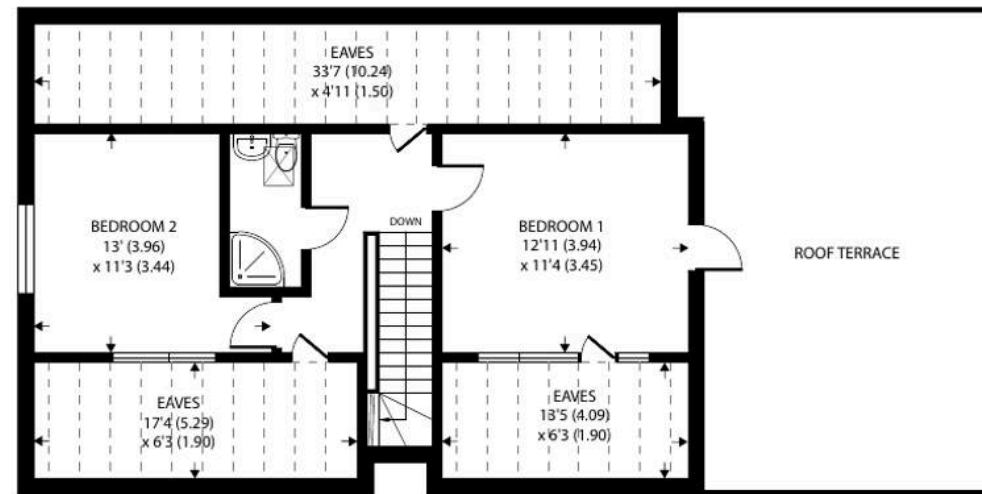




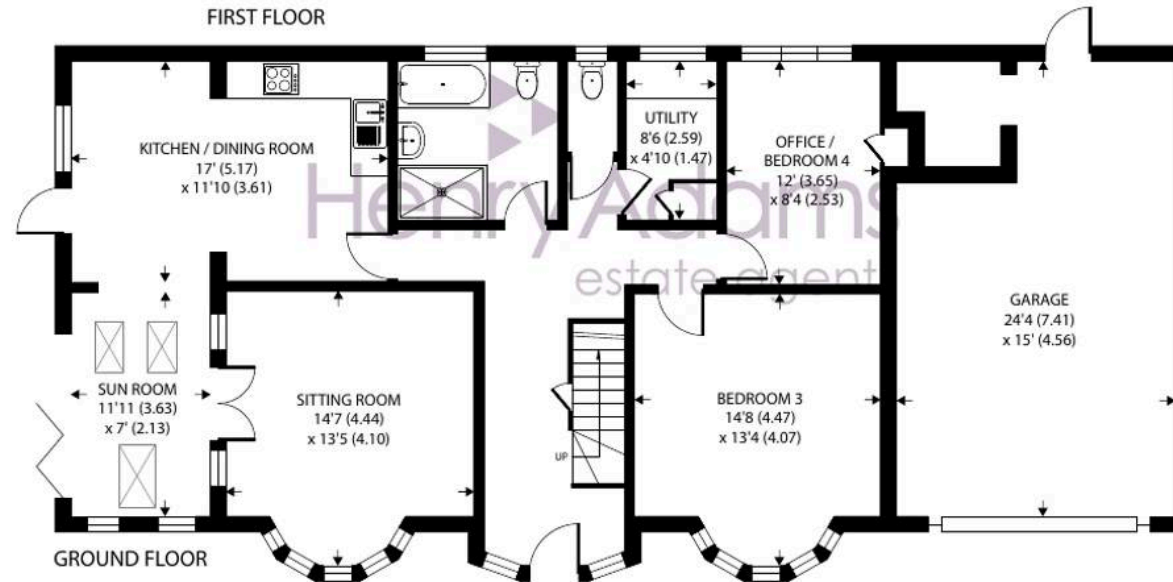








Denotes restricted head height



## Charnwood Road, Bognor Regis

Approximate Area = 1519 sq ft / 141.1 sq m

Limited Use Area(s) = 425 sq ft / 39.4 sq m

Garage = 359 sq ft / 33.3 sq m

Total = 2303 sq ft / 213.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Henry Adams. REF: 1225944



Outside, a double garage and gravel driveway offer plenty of parking space for your vehicles. The landscaped garden complete with a large timber shed and additional storage for all your outdoor essentials.

Tucked away in a cul-de-sac, this property provides a sense of tranquillity and privacy, making it the ideal place to escape the hustle and bustle of every-day life.

Don't miss your chance to make this charming chalet bungalow your own - schedule a viewing today and take the first step towards finding your dream home. 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.

What3Words [///pots.edges.tribe](https://www.what3words.com/pots.edges.tribe)

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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