



13 Scott Street, Bognor Regis

Guide Price £225,000



## 13 Scott Street

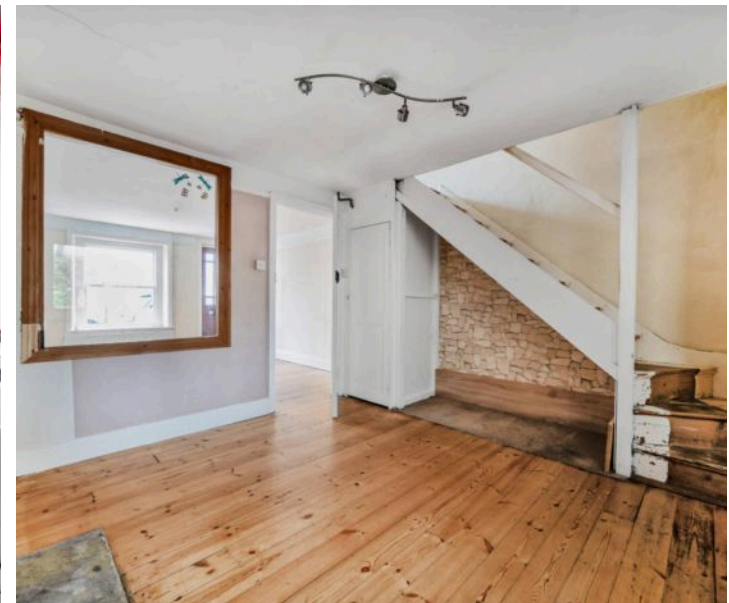
Charming two bedroom Fisherman's cottage, built around 1900.

- One Road Back from the Seafront
- Built Around 1900
- At the Top of The Steyne Garden Square
- Two Reception Rooms
- Two Bedrooms
- Original Fireplaces
- Original Wooden Floors
- Bare Brick Chimney Breast
- Large Garden

Nestled just one road back from the seafront, this charming two bedroom Fisherman's cottage terraced house offers a unique blend of historical character and modern convenience.

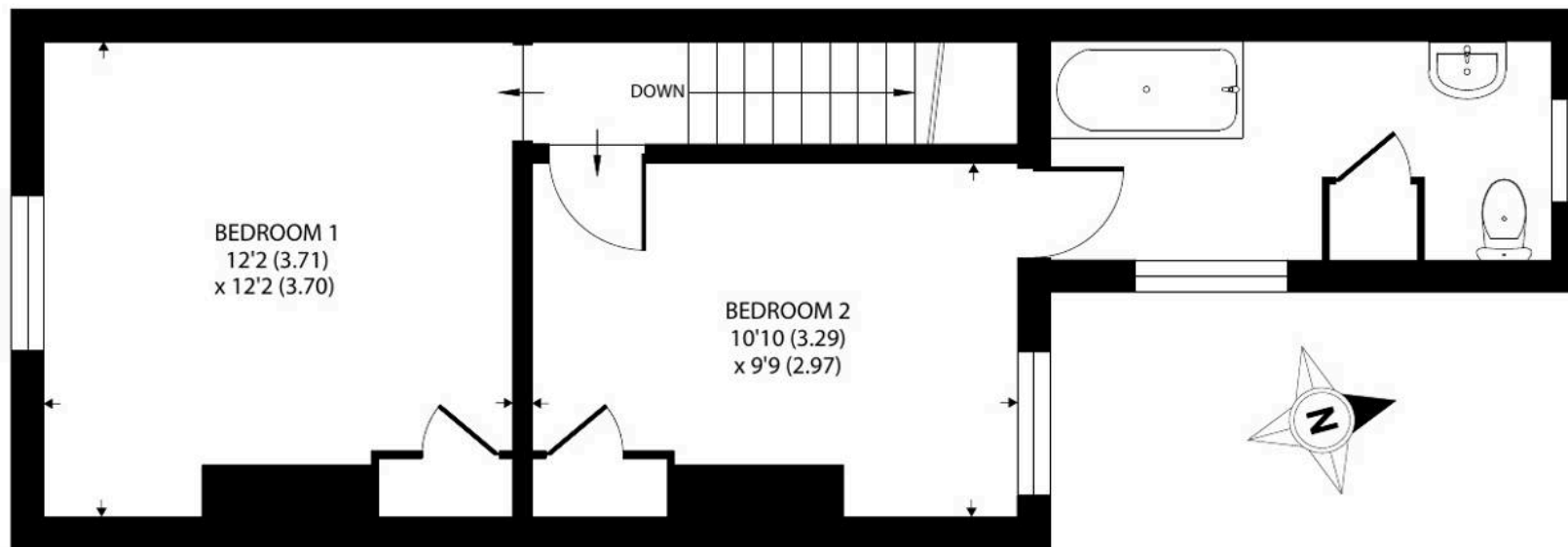
Built around 1900, the house is situated at the the top of The Steyne Garden Square in the heart of Bognor Regis. The interior boasts two reception rooms, ideal for entertaining guests or relaxing in comfort. Original fireplaces, original wooden floors, and bare brick chimney breast add a touch of heritage to the living spaces.

Both bedrooms are doubles and there is a really good size mature garden.









FIRST FLOOR



GROUND FLOOR

## Scott Street, Bognor Regis

Approximate Area = 754 sq ft / 70 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). © nichecom 2025. Produced for Henry Adams. REF: 1289155



Scott Street is situated in a very convenient location only minutes from the High Street and promenade along the seafront. The local bus routes run along the coast in either direction allowing easy access to both Brighton to the east and Portsmouth to the west. The mainline railway station in Bognor is also a gateway to London and many other destinations.

What3Words ///bowls.stand.backs

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







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