



7 Bluecroft, Shripney Road, Bognor Regis

Guide Price £375,000

7 Bluecroft, Shripney Road

- Modern 3 Storey Townhouse
- Four Bedrooms
- Principal Bedroom with En-suite Shower Room
- Southerly Facing Garden
- Garage and Off-street Parking
- Spacious Reception Room opening to Garden
- Modern Kitchen
- Small Development of 8 Houses
- Set Back from Main Road

A really well presented four bedroom modern townhouse arranged over three floors.

The house is set back from the main road behind other houses and forms a group of four terraced houses.

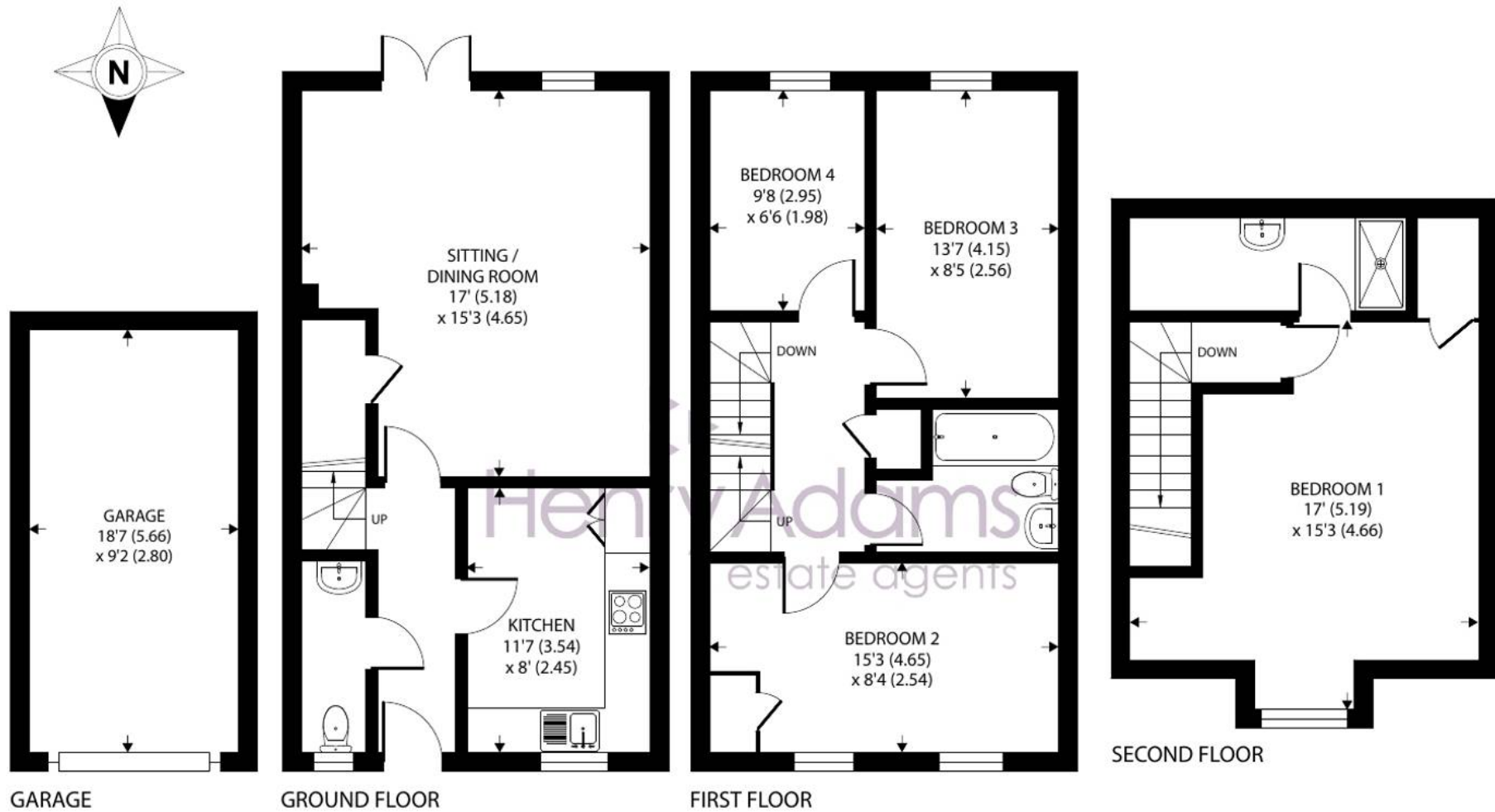
On entering this excellent family house, the front door opens to an entrance hall with wooden floor leading to all ground floor rooms and stairs to upper floors. The spacious reception room features French doors opening to the garden, wooden floors and a large walk-in cupboard. The kitchen features a comprehensive range of wall and base units with wooden worktops and a window to the front of the house. Also off the hallway is a ground floor cloakroom.

On the first floor, there are three bedrooms and a family bathroom. The top floor has a spacious principal bedroom with an en-suite shower room.

The garden is south facing and mainly laid to lawn. There is a separate garage and further off-street parking.







Shripney Road, Bognor Regis

Approximate Area = 1200 sq ft / 111.4 sq

Garage = 171 sq ft / 15.8 sq m

Total = 1371 sq ft / 127.2 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: 1343523

Bluecroft, Shripney Road offers a compact but appealing residential setup — a mix of modern and spacious terraced homes well-situated within reach of shops, healthcare facilities, and transport links.

Bognor Regis town centre is within a walkable distance —easily navigable within a 20 minute stroll and perfectly positioned just steps from the seafront. You'll find a delightful mix of High Street retailers, alongside quirky independent boutiques, gift shops, and charity stores, everyday essentials, with supermarkets, florists, chemists and more.

What3Words [///water.eagles.into](https://www.what3words.com/water.eagles.into)

Management Fee: We understand there is a management fee of approximately £150 p.a.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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