



38 Orchard Way, Bognor Regis

Guide Price £350,000

 **Henry Adams**
estate agents

38 Orchard Way

- Semi-detached House
- Freehold
- Immaculate Condition
- Spacious Newly Installed Kitchen
- Kitchen/Breakfast Room
- 3 Bedrooms
- Large Garden
- Off-street Parking
- Garage
- No Onward Chain

Check out this gem of a property - a fabulous three bedroom semi-detached house in pristine condition. The house has been completely renovated by the current owner and benefits from a large garden, a garage and off-street parking.

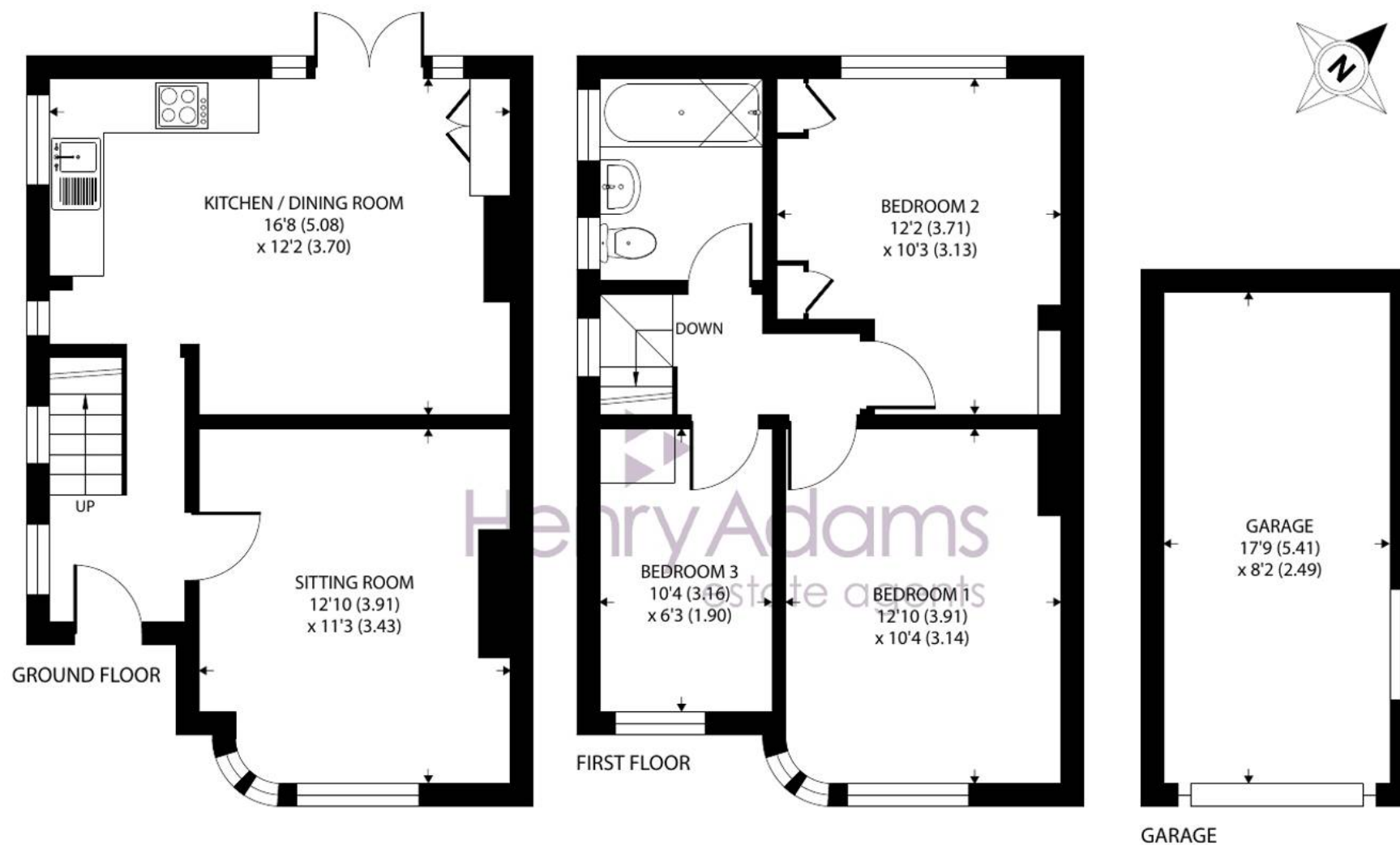
The front door opens onto a pleasant hallway with a window to the side which leads to ground floor rooms and with stairs to the first floor. The reception room has a large curved window to the front of the house and laminate wooden floor. The large kitchen has a range of modern wall and base units with worktops, a laminate wood floor, built-in hob with extractor, double sink, integrated fridge and freezer and space and plumbing for washing machine. There are French doors opening out to the garden and ample space for table and chairs.

On the first floor, there are three bedrooms with large windows and an immaculate family bathroom with shower over the bath.









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Approximate Area = 795 sq ft / 73.8 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 940 sq ft / 87.2 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.
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The garden consists of a large patio area close to the house then a large lawned area with mature plants and shrubs.

Orchard Way is situated just off the B2259 giving excellent access to both the Cathedral City of Chichester and the seaside town of Bognor Regis. Within walking distance of The Regis School offering schooling for children of all ages. The town centre of Bognor Regis has precinct shopping facilities, a range of cafes, bars and restaurants and of course the promenade and beach.

What3Words [///mouse.tones.mild](https://www.what3words.com/#!/mouse.tones.mild)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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