



**South Road, Bognor Regis PO22 8EF**



**welcome to**

**South Road, Bognor Regis**

**\*\*GUIDE £600,000-£650,000\*\*** This substantial detached property offers over 2,200 sq.ft. of versatile living space, perfectly designed for modern family life. Set on a generous plot, the home features multiple reception rooms, five bedrooms, and exceptional outdoor space.





**Ground Floor**



**First Floor**

Total floor area 204.8 m<sup>2</sup> (2,204 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## South Road, Bognor Regis

- Two Spacious Reception Rooms - Ideal for family living, entertaining, or creating a dedicated home office or playroom.
- Generous Kitchen/Breakfast Room - A large, open-plan kitchen perfect for cooking, dining, and socialising.
- Master Bedroom with En-Suite - A private retreat with its own bathroom, offering comfort and convenience.
- Large Driveway & Garage - Off-road parking for multiple vehicles plus a secure garage for storage or workshop use.
- Close To Local Shops And Schools

Tenure: Freehold EPC Rating: C  
Council Tax Band: E



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
BRG107369 - 0003

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**01243 864161**



[BognorRegis@fox-and-sons.co.uk](mailto:BognorRegis@fox-and-sons.co.uk)



59 High Street, BOGNOR REGIS, West Sussex,  
PO21 1RX



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**