



Playhouse Canning Road, Bognor Regis PO22 7AD

fox & sons

welcome to

Playhouse Canning Road, Bognor Regis

****MUST VIEW, CALL NOW TO SECURE A VIEWING - GUIDE PRICE £475,000-£500,000****

Fox and Sons are delighted to offer this beautifully presented mid-terraced home, a perfect blend of character and modern living, just a stone's



The home offers a perfect blend of character and modern living, just a stone's throw from the tranquil beach of Felpham. Retaining much of its original charm, the property features high ceilings, period detailing, and large windows that fill the space with natural light. The ground floor boasts a spacious living room, leading through to the well-appointed kitchen with dining space, the home also benefits from a bright conservatory. To the first floor, you'll find two generously sized bedrooms and a good sized single bedroom/study, each with plenty of character, and a family bathroom, to the second floor you will find a spacious master bedroom with en-suite offering a freestanding bath. Outside, the rear garden is thoughtfully designed with low maintenance astro turfed lawn, a decked seating area, a lovely terrace, two sheds and a gate to the rear walkway, this garden provides the perfect spot for a summer BBQ or a peaceful retreat.

With the beach just a short stroll away, this is the ideal location for those looking to enjoy coastal living without compromising on convenience. Viewings are highly recommended to appreciate all that this home has to offer.

The village of Felpham has an array of amenities and a choice of pubs, restaurants, cafes, a post office, a chemist and a leisure centre and is less than two miles from Bognor Regis town centre.



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Playhouse Canning Road, Bognor Regis

- Character House
- Low Maintenance Gardens
- Balcony with Sea Views
- Feature Fireplaces
- Felpham Village

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£475,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BRG109318 - 0004



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