

63 Kenilworth Road, Bognor Regis PO21 5NF



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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- Semi-Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Generous Living Room
- Kitchen/Dining Area
- Off Road Parking



Accommodation

Entrance Hall: 4' 3" x 3' 3" (1.31m x 1.00m)

Living Room: 12' 11" into bay x 12' 2" (3.95m x 3.71m)

Kitchen / Diner: 10' 1" x 13' 10" (3.09m x 4.23m)

Downstairs Bathroom: 5' 2" x 10' 2" (1.59m x 3.10m)

Landing: 5' 6" x 13' 11" (1.70m x 4.26m)

Bedroom 1: 11' 0" x 11' 5" (3.36m x 3.49m)

Ensuite: 4' 7" x 6' 8" (1.41m x 2.05m)

Bedroom 2: 7' 9" x 10' 11" (2.38m x 3.33m)

Bedroom 3: 7' 7" x 11' 7" (2.33m x 3.55m)

Council Tax Band: C

What the agent says... “,”

This wonderful three-bedroom, semi-detached family home with off road parking, is centrally located, with amenities nearby such as schools and local shops. The current owners have recently updated the property with a new kitchen and en-suite shower room to the principal bedroom.

The accommodation comprises a welcoming entrance hall, fashionable kitchen/dining area, generous lounge with bay window, and family bathroom. On the first floor the landing leads to three double bedrooms. The principal bedroom benefits from a fitted wardrobe and the new ensuite shower room.

Externally, the property has great character along with a contemporary front door and a driveway offering parking. To the rear there is a well-kept low maintenance garden, with a neat lawn and paving area which would be suitable for outside seating.

The property is situated a short walk to a variety of amenities in Hawthorn Road, including a Co-op. As well as local shops, there are local

schools and bus routes available to the town centre where Bognor Regis' mainline train station is located, alongside high-street and independent shops and cafés.

The property has been modernised by the current owners and would be suitable for buyers looking for a finished home to move into and enjoy. We would highly recommend viewings to appreciate what this home has to offer.

