



## 28 Bognor Road, Chichester

A beautifully refurbished house close to the city centre



- ▶ Refurbished
- ▶ Dining room
- ▶ Three bedrooms
- ▶ Modern bathroom/WC
- ▶ Off-road parking
- ▶ Sitting room
- ▶ Modern kitchen/breakfast room
- ▶ Modern en-suite shower room/WC
- ▶ Garden
- ▶ Vacant possession

Situated within close proximity to the city centre, lies this sympathetically refurbished end terrace house. Benefiting from vacant position, the accommodation offered is both beautifully presented and well-proportioned.

On the ground floor a entrance hall can be found at the front which leads to a dining room which is partially open plan to the sitting room. At the rear of the property is a newly installed kitchen/breakfast room with various integrated appliances and a door leading out to the garden. On the first floor, three bedrooms can be found with the principal bedroom benefiting from a new shower room/WC. A bathroom/WC can also be found on this floor.

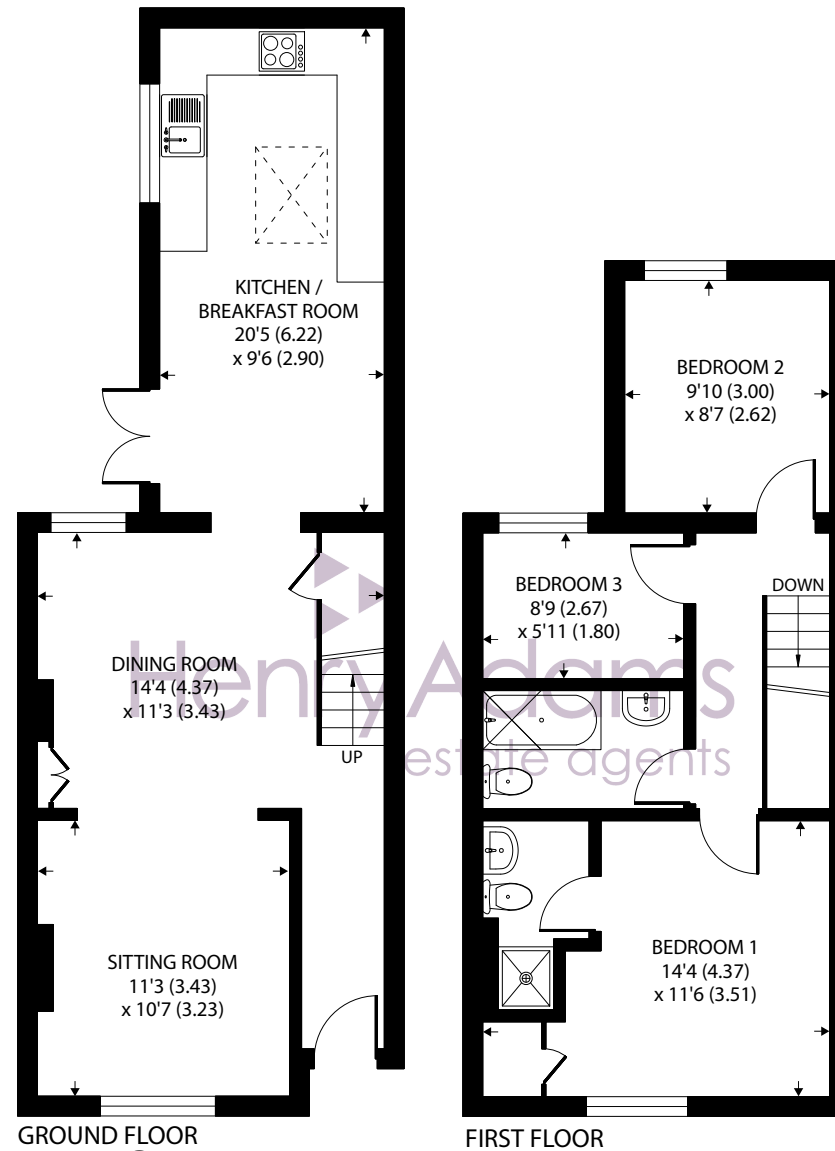
As mentioned previously, the property has recently been refurbished throughout and includes new floor coverings, bathroom, kitchen fittings, boiler and radiators.

Outside, there is a patio area adjoining the rear of property which gives way to lawn. A pathway leads down the garden to a gate which access hardstanding for off road parking (vehicle access via Blackberry Lane).

Chichester District Council - 24/25 Tax Band £2,225.10







## Bognor Road, Chichester, PO19

Approximate Area = 968 sq ft / 89.9 sq m

For identification only - Not to scale

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

## Directions

From central Chichester proceed out of the city in an easterly direction along St Pancras, bearing right into Needlemakers and then bear left into The Hornet (A259). After passing The Four Chesnuts public house, the road leads into Bognor Road. Follow the road for approximately half a mile and you will find the property on your left. what3words - mild.sunk.beats

