



**57 Bognor Road, Chichester, PO19 7TG**

Guide Price **£350,000**

## 57 Bognor Road, Chichester

- End of terrace house
- Sitting room
- Dining Room
- Kitchen
- Two bedrooms
- Bathroom/WC
- Loft with Velux windows
- Front and rear gardens

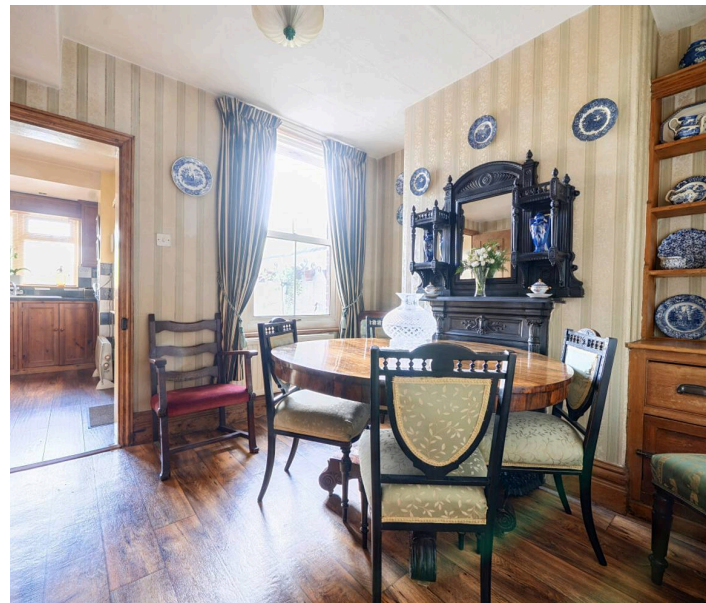
This charming end-terrace property offers an excellent opportunity for first-time buyers, small families or investors seeking a home close to the city centre.

The accommodation is both practical and inviting, featuring a comfortable sitting room, separate dining room, fitted kitchen, two bedrooms and a family bathroom. A versatile loft space with a Velux window provides additional flexibility.

Outside, the enclosed rear garden has been designed for low maintenance with artificial grass and benefits from a large shed, perfect for storage or workspace needs.

Conveniently positioned near local amenities, transport links and the city centre, this property combines comfort, practicality and location appeal.

Chichester District Council - 26/27 Tax Band C  
£2,215.25 EPC-D







Approximate Area = 741 sq ft / 68.8 sq m

For identification only - Not to scale



**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 and number 57 can be found on the left after the Co-op convenience store and before the turning left to Florence Road.  
What3words - sweat.busy.rope

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

