



49 Bognor Road, Chichester

Guide Price £340,000



49 Bognor Road, Chichester

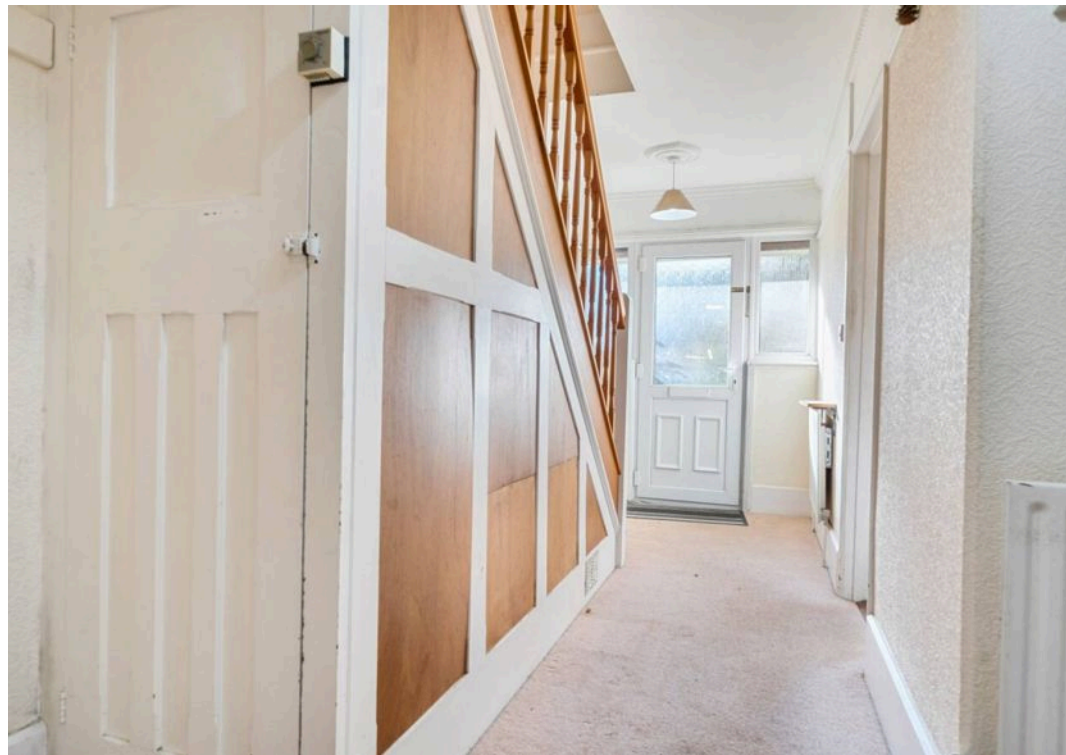
- Vacant possession
- Detached house
- Modernisation and updating required
- Three bedrooms
- Convenient location
- Off road parking

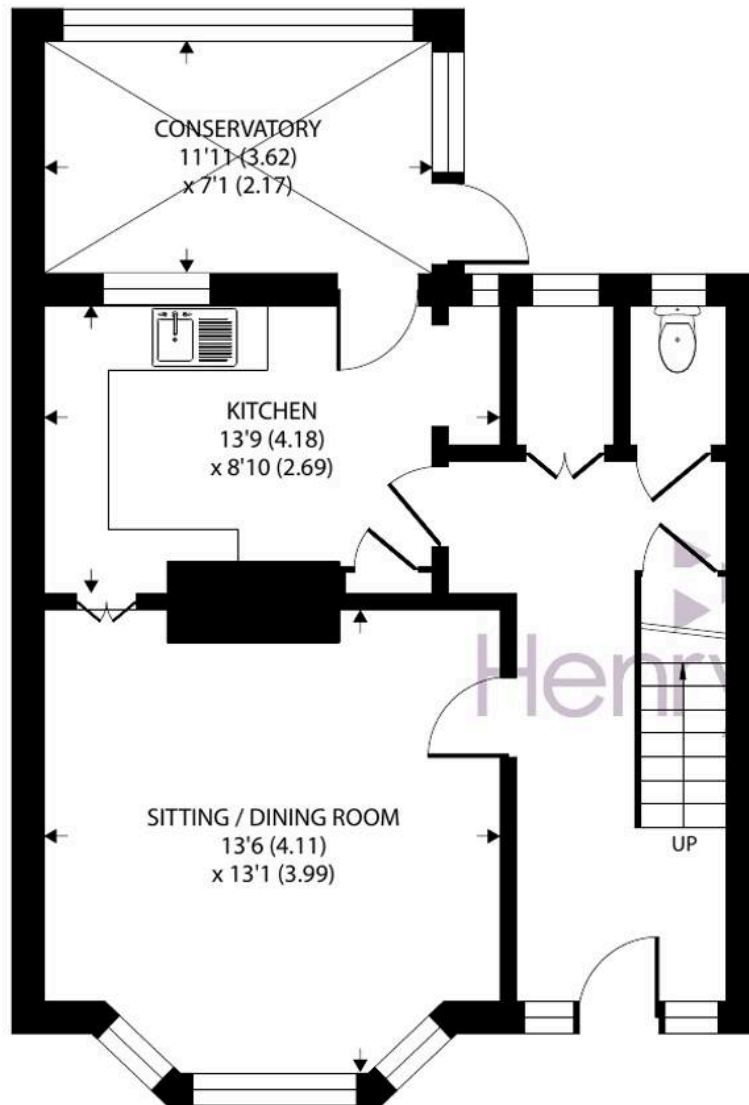
The property offers vacant possession and excellent potential for modernisation and updating.

On the ground floor, you'll find a sitting room with bay window, a kitchen, a bright conservatory, and a convenient cloakroom, while the first floor comprises three bedrooms, including a 'box' room, along with a bathroom and separate WC.

Externally, the property benefits from off-road parking to the rear and is situated in a highly convenient location within walking distance of the city centre, making it an ideal opportunity for buyers looking to create their dream home in a prime setting. The rear garden is mainly laid to lawn and has two timber outbuildings.







GROUND FLOOR



FIRST FLOOR



49 Bognor Road, Chichester

Approximate Area = 1002 sq ft / 93 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1382195

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.

Council Tax- 25/26 - D £2,337.06

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 just before the turning for the pet shop.

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

