



76 Linden Road, Bognor Regis PO21 2AY

£395,000 Freehold



5 Bedrooms



2 Bathrooms



4 Reception Rooms

Sw

Sims Williams

Key Features

- Detached House
- Four Bedrooms
- Two Reception Rooms
- One Bedroom Annexe
- Kitchen
- Conservatory
- Garden
- Garage
- Off Road Parking

EPC Rating

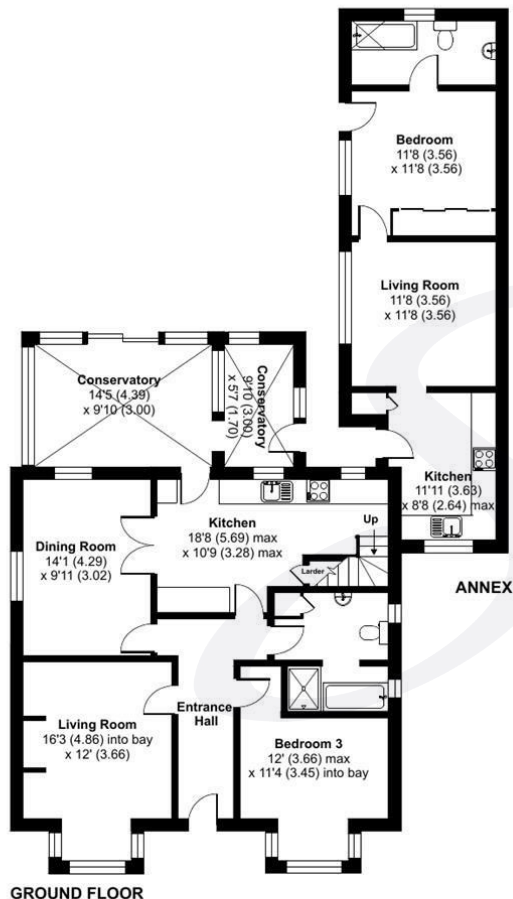
Current = E
Potential = C

Council Tax Band

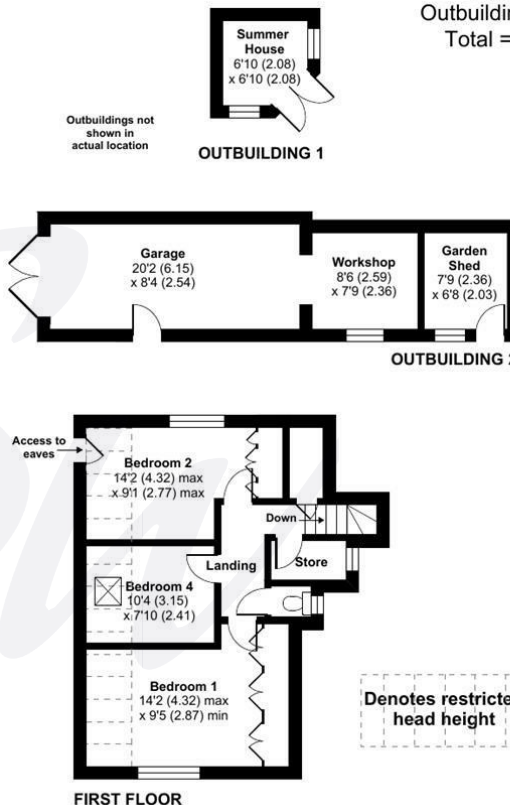
Band = D

Tenure - Freehold





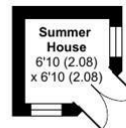
GROUND FLOOR



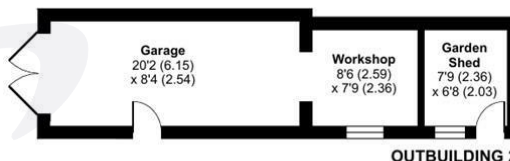
FIRST FLOOR

Approximate Area = 1481 sq ft / 137.5 sq m
Limited Use Area(s) = 106 sq ft / 9.8 sq m
Garage = 248 sq ft / 23 sq m
Annex = 453 sq ft / 42 sq m
Outbuildings = 93 sq ft / 8.6 sq m
Total = 2381 sq ft / 221.1 sq m

For identification only - Not to scale



OUTBUILDING 1



OUTBUILDING 2

Denotes restricted
head height





simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.