



**Linden Road, Bognor Regis PO21 2BB**

**welcome to**

**Linden Road, Bognor Regis**

This spacious and well-presented CHAIN FREE terraced family home has been thoughtfully extended into the loft, creating a superb master suite with en suite bathroom.



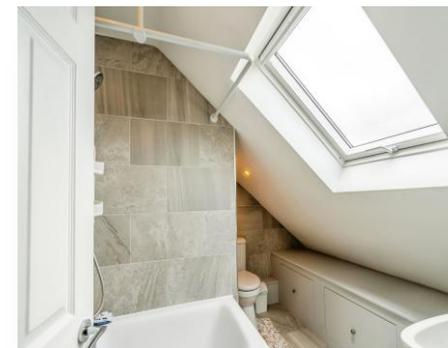
Ideally located within walking distance of the town centre, this property combines generous living accommodation with convenience, making it perfect for modern family life. On the ground floor, you are welcomed by a bright entrance hall leading into a well-proportioned lounge with a feature bay window, offering plenty of natural light. To the rear, the heart of the home is the modern open-plan kitchen/diner. With its generous dimensions, this space provides room for both cooking and family dining, and it enjoys direct access to the garden, making it ideal for entertaining.

The first floor offers three good-sized bedrooms-two doubles and a generous single-as well as a stylish family bathroom.

The second floor is home to a superb master bedroom suite, measuring over 17ft, with dual windows creating a bright and airy feel. This impressive space benefits from its own en suite shower room, offering a private retreat away from the rest of the household.

Externally, the property includes a private rear garden, while its central location means shops, schools, transport links, and local amenities are all within easy reach.

With a total floor area of approximately 1,254 sq. ft (116.5 m<sup>2</sup>), this home is deceptively spacious and perfectly designed for growing families seeking both comfort and practicality.



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welcome to

## Linden Road, Bognor Regis

- IDEAL FAMILY HOME
- RENOVATED THROUGHOUT
- EN SUITE
- FOUR DOUBLE BEDROOMS
- TOP RANGE BALCONY VELUX WINDOWS

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRG109193 - 0013

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