



76 Linden Road, Bognor Regis PO21 2AY

£395,000 Freehold



5 Bedrooms



2 Bathrooms



4 Reception Rooms



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

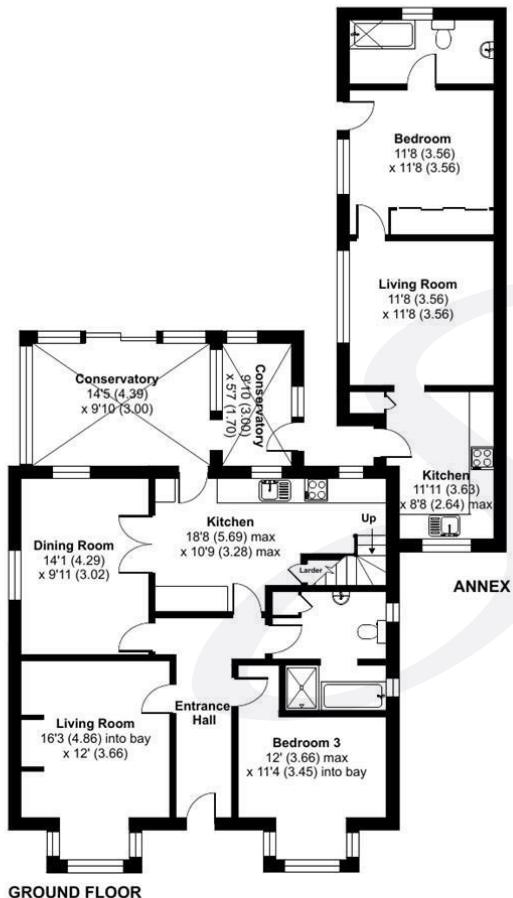
Potential = C

## Council Tax Band

Band = D

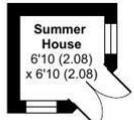
## Tenure - Freehold



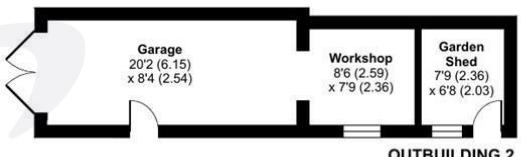


Approximate Area = 1481 sq ft / 137.5 sq m  
Limited Use Area(s) = 106 sq ft / 9.8 sq m  
Garage = 248 sq ft / 23 sq m  
Annex = 453 sq ft / 42 sq m  
Outbuildings = 93 sq ft / 8.6 sq m  
Total = 2381 sq ft / 221.1 sq m

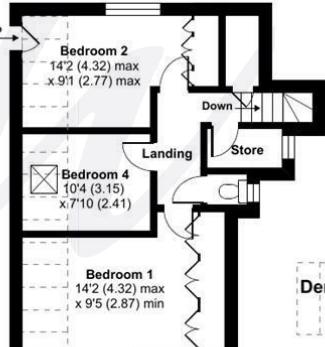
For identification only - Not to scale



**OUTBUILDING 1**



**OUTBUILDING 2**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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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.