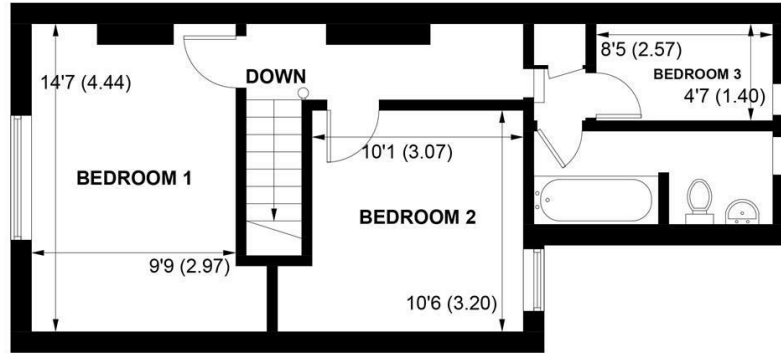
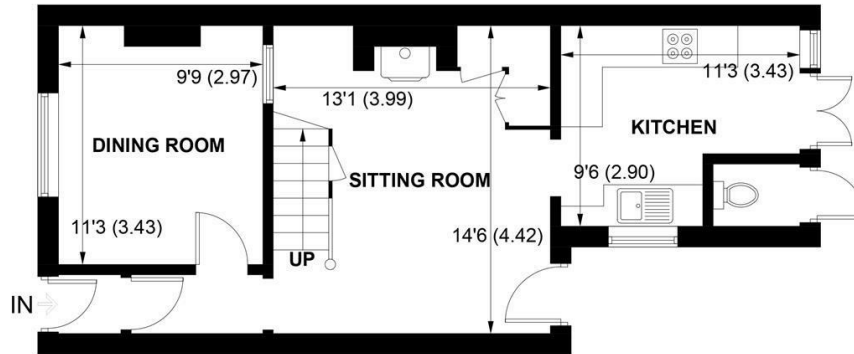




8 GAINSBORO ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 2HT



FIRST FLOOR



GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 911 SQ FT / 84.6 SQ M
(INCLUDING EXTERNAL WC)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced for Sims Williams**

£289,500 Freehold

8, GAINSBORO ROAD,
BOGNOR REGIS,
WEST SUSSEX, PO21 2HT

- Character Terrace Cottage
- Three Bedrooms
- Upstairs Bathroom
- Two Reception Rooms
- Lounge with Woodburner
- Refitted Kitchen and Bathroom
- South Facing Courtyard Garden
- No Through Road
- Town Centre Location

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Three Bedroom Mid-Terrace House

A charming and modernised three bedroom terrace cottage situated in the heart of Bognor Regis town centre. Close to the mainline train station, with links to London, Brighton and Portsmouth. Bognor Regis seafront can be found 0.5 miles from the property where there is an abundance of cafes and amusements. The Cathedral City of Chichester is located 7 miles away which boasts popular cafes, restaurants and shops.

The ground floor comprises of a dining room to the front and separate lounge with feature log burner. Across the rear of the property is the recently refitted modern kitchen with access onto the rear garden.

On the first floor there are two double bedrooms and a further single room ideal for a home office or nursery. The bathroom has been recently refitted.

The property benefits from double glazed windows, gas central heating with a replacement boiler (2017), stylish new vertical radiators (2021). There has also been recent electrical upgrades and cosmetic refurbishment.

To the rear there is a good size south facing courtyard garden which is mainly laid to paving with flower and shrub borders. There is a gate to the rear providing pedestrian access and an outside toilet which also houses the boiler.

The property is located on a no through road with unrestricted on road parking.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From Bognor Station head west past the Cinema and take the first left into Ockley Road. Take the third right into Gainsboro Road where the property can be found towards the end of the road on the left hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

