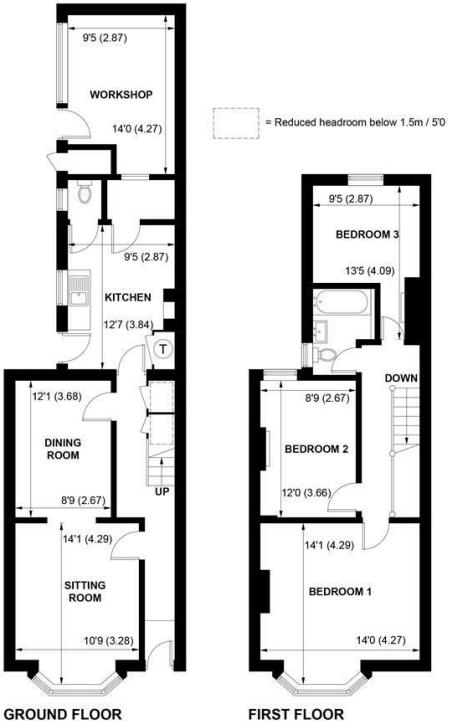




Sims Williams



8 ARGYLE ROAD, BOGNOR REGIS, WEST SUSSEX, PO21 1DY



APPROXIMATE GROSS INTERNAL AREA = 1033 SQ FT / 96.0 SQ M

WORKSHOP = 131 SQ FT / 12.2 SQ M

TOTAL = 1164 SQ FT / 108.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

BOGNOR REGIS OFFICE

46 High Street
Bognor Regis
PO21 1SP

Tel 01243 862626
bognor-regis@simswilliams.co.uk
simswilliams.co.uk

£265,000 Freehold

8, ARGYLE ROAD,
BOGNOR REGIS,
WEST SUSSEX,
PO21 1DY

- Terraced House
- Character Property
- Three Bedrooms
- 350m From The Beach
- Downstairs Cloakroom
- Kitchen With Larder
- Lounge/Diner
- Private Garden With Workshop
- No Forward Chain

EPC RATING

Current = F

Potential = B

COUNCIL TAX BAND

Band = C

This terraced character cottage is located within 350m of the seafront and under half a mile from the town centre. Bognor Regis town has a popular High Street with shops, cafes and restaurants as well as a mainline train station. To the north, you can find the Cathedral city of Chichester which offers a comprehensive shopping centre as well as The Festival Theatre. There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

Internally the property offers spacious and versatile living over two floors. Upon entering there is a storm porch leading to the front door, and from there is an entrance hallway leading to all principal rooms.

To your left is a door into the sitting room, which has a feature fireplace and bay window, and then a second door on your left which leads to the dining room.

To the rear is a good sized kitchen which boasts a walk-in larder and doors onto both a downstairs cloakroom and the rear garden.

Ascending the stairs to the first floor there is an attractive landing, from here you can find a family bathroom with a white suite and shower over bath. The three bedrooms are all of a good size with the master being the full width of the house.

Outside, to the rear, is an enclosed private garden which is mainly paved with established borders and a large wooden workshop.

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 The Pier head west along The Esplanade, once you reach the mini roundabout turn right onto West Street. Continue along West Street until you reach a further mini roundabout where you will take the first exit onto Argyle Road and the property can be found 140 meters on your right.

