











Book a Viewing

01243 861344

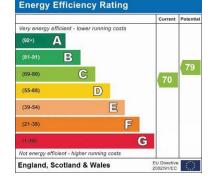
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Guide Price £475,000 **Freehold**

Outerwyke Road, Bognor Regis, PO22 8HX







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What the agent says... "11

Located in a desirable tree lined road in Felpham, this three-bedroom family home benefits from a huge south facing rear garden, ample parking and a modern open plan living space. The property has been owned by the same family since it was built, so this is the first time it has come to the market. It has been improved in recent years with a large rear extension off the back of what would have been the kitchen and dining room.

This has been combined into an expansive open plan kitchen, living and dining room, with a lovely country kitchen with larder cupboard, Rangemaster cooker and breakfast bar. The room also features a dual aspect wood burning stove a lantern skylight and bi-folding doors overlooking the south-facing gardens. Sliding double doors open into a separate sitting room. The remaining ground floor accommodation comprises a porch, entrance hall, utility room with access to the garden, garage and a downstairs shower room.

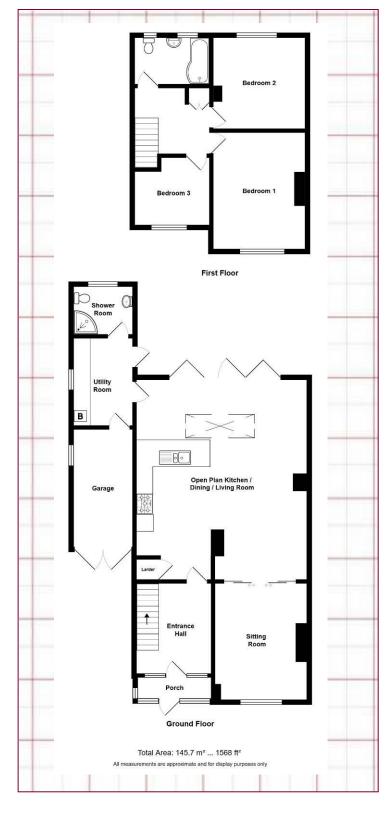
To the first floor the central landing leads to the three good sized bedrooms and the family bathroom. Two of the bedrooms are generous doubles with the third being a large single or small double.

Externally, the property offers driveway parking for several vehicles, as well as the garage and it can comfortably fit a campervan if required. The property is nicely set back from the road and there is a front lawn. To the rear the unusually large southfacing gardens are mainly laid to lawn, with some mature trees and a wild garden area. There is also a timber shed.

Overall, this is a well-presented property and we believe it would be a perfect for families or keen gardeners. Viewings are highly recommended to appreciate all it has to offer.



- Semi-Detached Family Home
- Living/Dining/Kitchen Room
- Separate Sitting Room
- 3 Bedrooms
- Utility Room
- Garage & Off-Road Parking





Accommodation

Porch: 8' 5" x 3' 0" (2.58m x 0.92m)

Entrance Hall: 10' 11" x 9' 1" (3.35m x 2.77m)

Sitting Room: 14' 2" x 11' 2" (4.33m x 3.41m)

Living/Kitchen/Dining Room: 22' 3" x 20' 4" (6.79m x

6.20m)

Utility Room: 10' 7" x 7' 2" (3.25m x 2.19m)

Shower Room: 7' 3" x 5' 9" (2.21m x 1.77m)

Bedroom 1: 14' 1" x 11' 1" (4.31m x 3.40m)

Bedroom 2: 11' 1" x 11' 1" (3.39m x 3.39m)

Bedroom 3: 8' 9" x 6' 9" (2.68m x 2.06m)

Bathroom: 7' 5" x 5' 8" (2.28m x 1.73m)

Garage: 14' 4" x 7' 11" (4.38m x 2.43m)

Council Tax Band: D

