





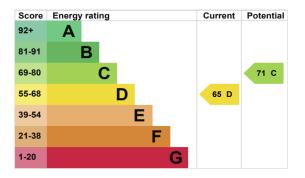






Book a Viewing

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Clarkes Estate Agents & Lettings Agents

Offers in the region of £485,000 **Freehold**

34 Hillsboro Road, Bognor Regis, PO21 2DX







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What the agent says... ", Material Information:

Blending timeless 1930s character with stylish contemporary living, this beautifully presented 3bedroom detached home offers space, comfort, and superb outdoor appeal - ideal for families or anyone seeking a peaceful yet well-connected lifestyle. Providing off-road parking with a private driveway and garage, the property opens into a welcoming hallway and boasts two generous reception rooms, perfect for both entertaining and everyday family living. The kitchen, fitted with modern appliances and finishes, flows seamlessly through bi-fold doors onto the stunning landscaped garden - a true highlight of the home, offering a tranquil retreat and ideal setting for al fresco dining or summer gatherings. There is also a useful garden home office with lighting and power, for those working from home and wishing to escape the kitchen table.

Upstairs, you'll find three good-sized bedrooms, each offering plenty of natural light and versatility. A wellappointed family bathroom with bathtub and separate shower complements the upstairs layout, while a convenient downstairs cloakroom adds further practicality.

With its attractive kerb appeal, thoughtful blend of period features and modern upgrades, and an enviable outdoor space, this property truly offers the best of both worlds. Early viewing is highly recommended.

Council Tax: Arun District Council Band E

Property Type: Detached house Property Construction: Standard

Electricity Supply: Mains Water Supply: Mains Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Parkina: Garage and Off-road

Restrictions: None

On 24/07/2025 information from the Ofcom Website shows:

3110 443.				
Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	53 mbps	10 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	variable	variable	good	good
Three	good	good	good	good
O2	variable	variable	good	good
Vodafone	variable	variable	good	good

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 3 Bed detached house
- 1930's Character
- 2 Generous receptions
- Garden home office
- Garage and driveway





Accommodation

Living Room - 3.79m x 4.14m (12'5" x 13'6")

Dining Room - 3.35m x 3.79m (10'11" x 12'5")

Kitchen/Breakfast Room - 6.17m x 2.45m (20'2" x 8'0")

Kitchen Area - 2.64m x 2.72m (8'7" x 8'11")

WC - 1.11m x 1.08m (3'7" x 3'6")

Bedroom 1 - 3.67m x 4.12m (12'0" x 13'6")

Bedroom 2 - 3.34m x 3.77m (10'11" x 12'4")

Bedroom 3 - 2.31m x 2.73m (7'6" x 8'11")

Bathroom - 2.63m x 2.73m (8'7" x 8'11")



