

REDWOOD & SONS

Estate Agents

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Hunters Moon 76 Nyewood Lane

Bognor Regis, PO21 2UD

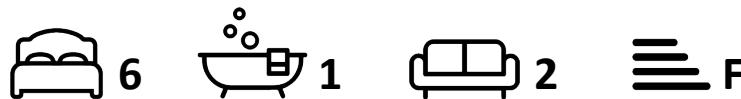
FABULOUS OPPORTUNITY TO CREATE A WONDERFUL FAMILY HOME. VACANT POSSESSION. Built in approximately 1910, and requiring some renovation, this detached double-fronted property has a wealth of character with most rooms having original fireplaces, picture rails and leaded light windows plus spacious accommodation over three floors, secluded garden and parking. The accommodation includes entrance porch, entrance hall/cloaks area, spacious inner hall with storage cupboard, dining room overlooking the front garden, living room with windows to the front and side of the property plus door to rear of property, large kitchen / breakfast room overlooking rear garden with door to lean-to utility area and downstairs wc plus access to front and rear of property. A wide staircase leads to the first floor galleried landing from which four double bedrooms are accessed, plus the family bathroom and separate wc. A further narrow staircase leads to the second floor with spacious landing and two further bedrooms, ideal for home office / study / playroom. Outside to the front, the property is accessed via a brick-paved path; the garden flows from the front to the right-hand side and rear of the property and is mainly laid to lawn with mature shrub borders. Further access is via a double-width gate leading to the rear of the property where there is hard-standing for a vehicle, plus greenhouse and patio. Ideally situated a short walk from Bognor Regis seafront, town centre, schools and transport links. Tenure - freehold. Council Tax Band - F. EPC - F.

£525,000

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- Detached character property
- Dining room
- Family bathroom & two separate toilets
- Close to seafront, town centre, schools & transport links
- Six bedrooms
- Spacious living room
- Utility area
- Kitchen / breakfast room
- Traditional features
- Parking & secluded garden

Living room

11'11" x 25'5" (3.65 x 7.76)

Bedroom 4

12'0" x 10'0" (3.67 x 3.05)

Dining room

12'0" x 15'0" (3.67 x 4.58)

Bedroom 5

13'2" x 14'4" (4.03 x 4.38)

Kitchen / breakfast room

23'7" x 10'0" (7.19 x 3.05)

Bedroom 6

10'3" x 14'4" (3.14 x 4.38)

Utility room

4'1" x 18'2" (1.27 x 5.54)

Bathroom

Bedroom 1

14'11" x 14'11" (4.56 x 4.56)

Cloakroom

Bedroom 2

12'0" x 15'0" (3.67 x 4.58)

Downstairs cloakroom

Bedroom 3

11'11" x 10'0" (3.65 x 3.07)

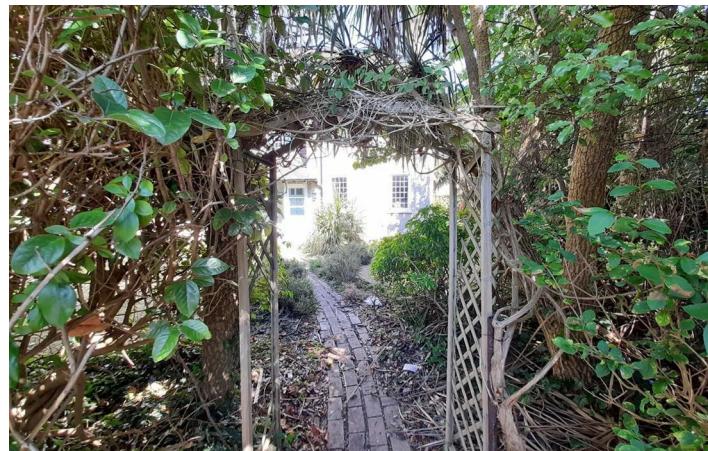


Directions

Map data ©2022

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Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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