

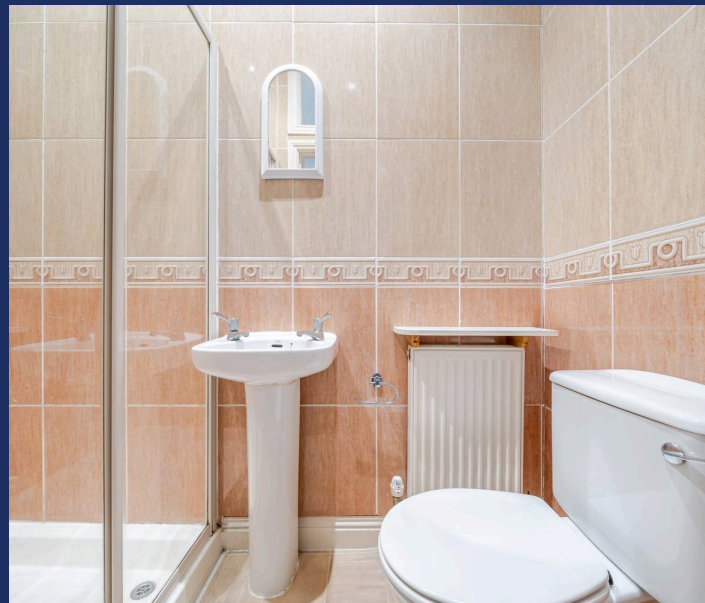


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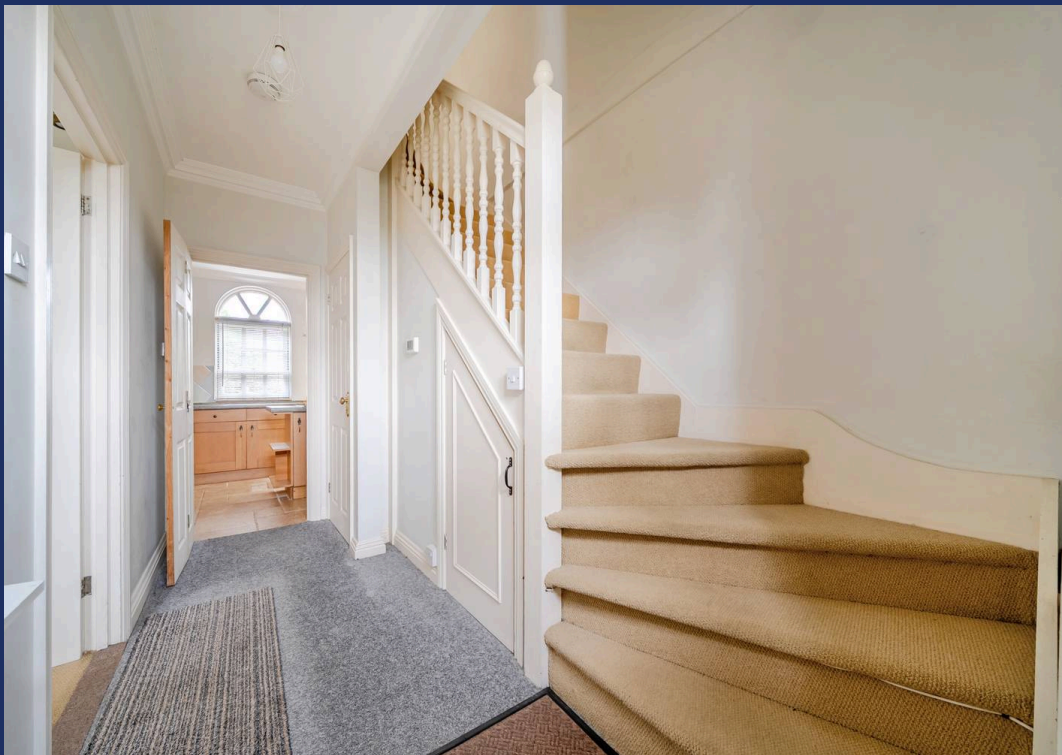
3 Woodford House Upper Bognor Road, Bognor Regis
£260,000

- No Forward Chain
- Characterful End of Terrace House
- Two Bedrooms
- Fitted Kitchen
- Spacious Lounge / Dining Room
- Gas Fired Central Heating
- Fitted Bathroom and En-Suite Shower Room
- Private Rear Garden
- Allocated Parking
- Tucked Away Down a Private Road Walking Distance to a Variety Of Amenities



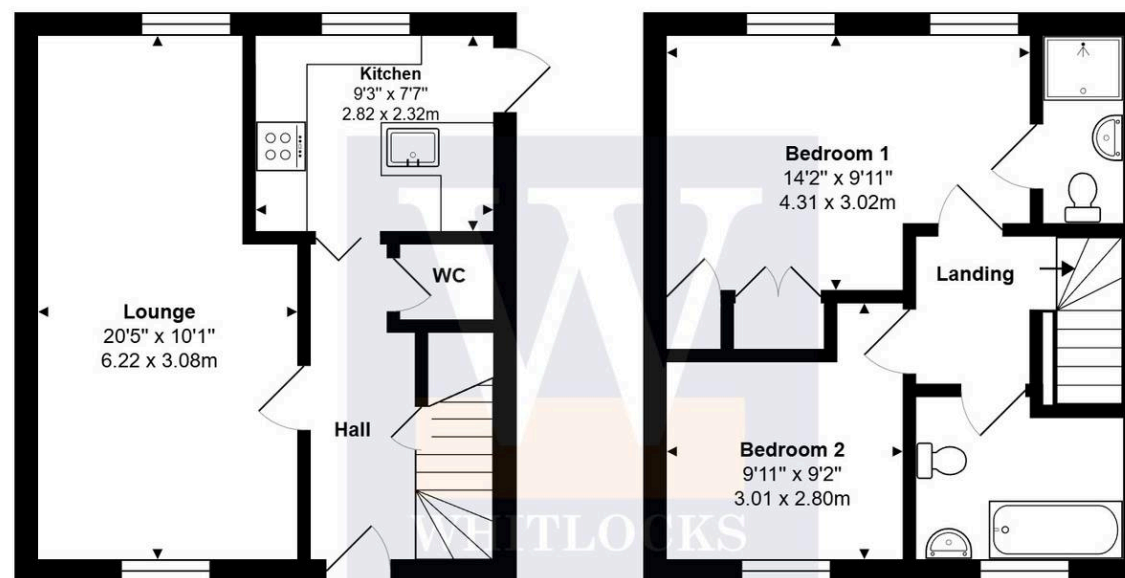


Fantastic opportunity to purchase this beautifully presented two-bedroom end-of-terrace home, quietly positioned along a private road and tucked away from view. Ideally located just a short walk from Hotham Park, local cafés, bus routes, and Bognor Regis town centre, this property offers both convenience and tranquillity. Upon entering, you are welcomed by a spacious entrance hall leading through to the fitted kitchen, which enjoys pleasant views and direct access to the rear garden. The bright and airy lounge/dining room provides an inviting space for relaxation and entertaining, while a ground floor W/C completes this level. Upstairs, you'll find two bedrooms. The master bedroom boasts a dual aspect, fitted wardrobes, and an en-suite shower room, while the second bedroom is served by a well-appointed family bathroom. The home is filled with characterful features, including high ceilings and large windows that flood the rooms with natural light. Outside, the enclosed rear garden offers a low-maintenance retreat with a patio area and artificial lawn—perfect for enjoying the sunshine. There is also the added benefit of allocated parking directly to the front of the property. Viewing is highly recommended to fully appreciate all this charming home has to offer.



Bognor Regis, famously known for being a popular destination amongst holiday makers, seeking a traditional seaside Town full of Ice Cream, Seafood, Rock Sticks and Crazy Golf! Home to the ever popular Butlins, a holiday resort which includes a vast amount of entertainment for all ages – the tourist attraction benefits from indoor and outdoor pools, rides, shows, restaurants, bars, accommodation and many more! The Town itself also offers a variety of shops, restaurants, pubs, cafes, parks and activities, as well as the picturesque Sea Front, Pier, Sailing Club and Promenade where you can stroll through to Felpham and Aldwick. Chichester, Arundel and Littlehampton are nearby as well as fantastic transport links to London Victoria and Gatwick Airport, also benefitting from a small hospital.

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Ground Floor

First Floor

Total Approx. Floor Area 732 ft² ... 68.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C