



76 Linden Road
Bognor Regis, West Sussex, PO21 2AY


PEGASUS
PROPERTIES

76 Linden Road

The accommodation is arranged over two levels with a separate one-bedroom annex located in the rear garden. The main house comprises of four bedrooms, two reception rooms, a kitchen/breakfast room, garden room, study and landscaped gardens. The annex, which is accessed from the rear garden boasts a kitchen/breakfast room, sitting room, bedroom and bathroom.

Freehold · 4 bedrooms in main house · 1 bedroom annex · Garage & parking · Landscaped garden · Close to town centre

Description

This substantial home is located in a popular location, conveniently positioned for the town centre and mainline train station.

The approach is via Linden Road, with the property set back behind walled front gardens on a corner plot. To the front of the property is a driveway and to the side is access to a detached garage.

On entering the property there is a large welcoming entrance hall which leads into an inner hall.

From the hallway doors lead to most of the ground floor rooms. These comprise of an attractive sitting room, a formal dining room, ground floor bedroom and the modern bathroom with separate shower. The spacious kitchen breakfast room is also accessed from the hall way, from the kitchen stairs rise to the first floor and doors lead to the dining room and garden room.

Completing the ground floor is a study which adjoins the garden room.

There are three further bedrooms and a cloakroom located on the first floor along with a plethora of built in wardrobes and storage cupboards.

The rear garden is particularly attractive with well-kept lawns and mature trees. To the rear of the garden are several timber outbuildings and a detached garage. Accessed from the garden is the separate annex.

The annex is well-appointed and offers an opportunity of an additional income through renting, or would suit as a home office. Currently the space consists of a kitchen/breakfast room, sitting room, bedroom and a bathroom.





Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band D

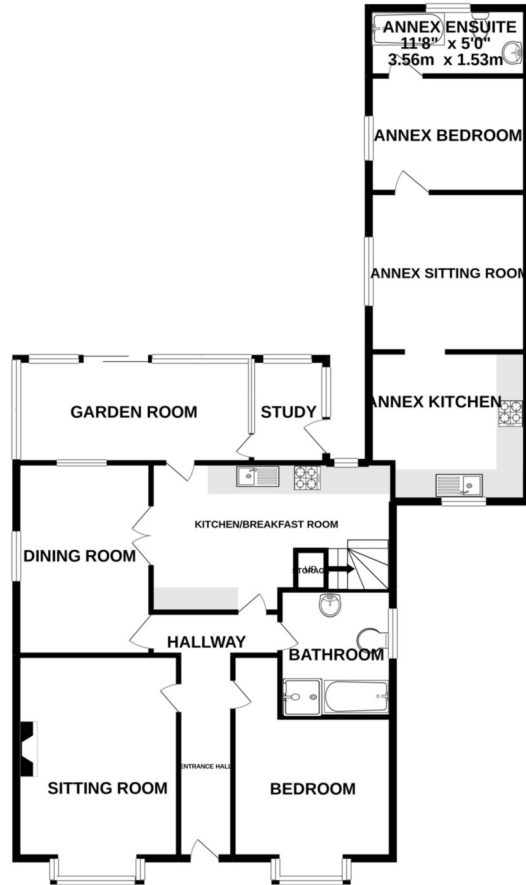
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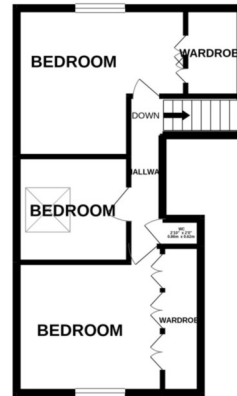
Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.

1421 sq.ft. (132.0 sq.m.) approx.



396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee is given for their availability or performance at the time of viewing.

Pegasus Properties

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