

Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Henry Adams wish to inform prospective purchasers that these sales particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that any of the services, appliances, equipment or facilities are in good working order. Any area, distances or measurements referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact this office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings. Photographs within our detailed particulars/brochure may include lifestyle and or local views pictures. Also there may be internal/external photographs including chattels not included with the property for sale.

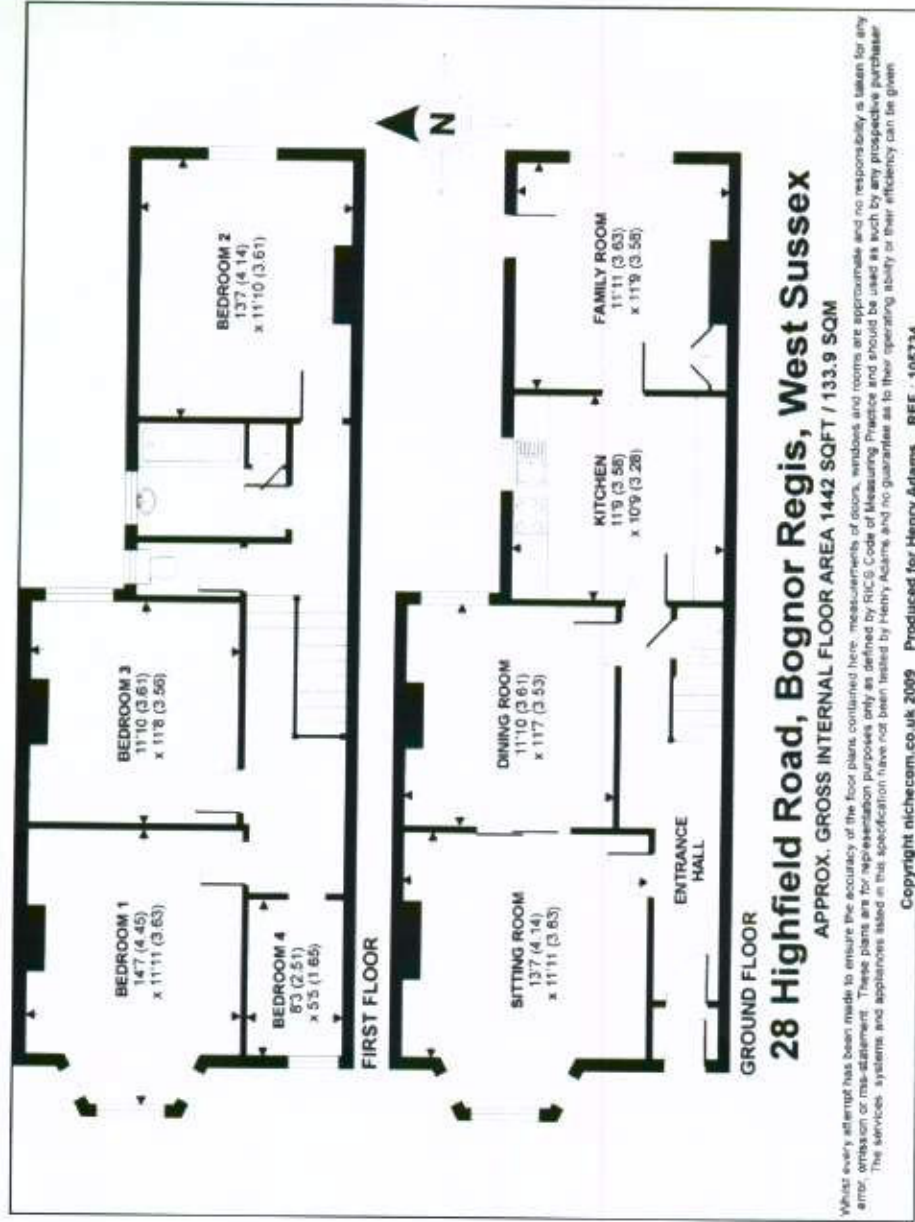
For more information or to view this property please contact

Henry Adams LLP

25 High Street, Bognor Regis

West Sussex, PO21 1RS

(Phone) 01243 842123 (Fax) 01243 842884 (Email) bognor@henryadams.co.uk



Approved 29/10/09

Ref: 110934

HENRY ADAMS

28 HIGHFIELD ROAD, BOGNOR REGIS

WEST SUSSEX, PO22 8BG

PRICE £215,000 FREEHOLD

RECEIVED



Entrance Porch | Entrance Hall | Sitting Room | Dining Room | Modern Kitchen | Family Room | Four Bedrooms
Modern Bathroom | Separate WC | Enclosed Courtyard Garden | Viewing Highly Recommended | No Forward Chain

henryadams.co.uk

Agricultural | Commercial | Country Houses | Fine Art | Land | Lettings | New Homes | Planning | Professional | Residential Sales

Description

A well presented and deceptively spacious four bedroom character property situated on the outskirts of the town centre. The property offers well proportioned accommodation, particular features being a modern kitchen leading to a family room, which overlooks and has access to the enclosed courtyard garden. An internal inspection of this property is thoroughly recommended to appreciate the character and accommodation.

Double glazed front door opening to:

Entrance Porch

Front door with attractive stained glass insert opening to

Entrance Hall

Stairs to first floor, understairs storage cupboard, door to:

Sitting Room 13'7" (4.14m) x 11'11" (3.63m) plus bay window

Attractive bay window, laminate flooring, 'living flame' effect gas fire with attractive surround and mantle, sliding doors to:

Dining Room 11'10" (3.61m) x 11'7" (3.53m)

Sash window, concealed fireplace.

Modern Kitchen 11'9" (3.58m) x 10'9" (3.28m)

Comprising roll edge work surfaces with a comprehensive range of drawers and cupboards below and matching wall mounted cupboards above, one and a half bowl sink and drainer unit, integrated 'Indesit' oven with four-ring gas hob and light and fan over, space for various appliances, attractive laminate flooring, door opening to:

Family Room 11'11 (3.63m) x 11'9 (3.58m)

"Baxi" back boiler, double glazed sliding patio doors opening to rear garden, further double glazed door opening to side floor to ceiling storage cupboard.

Split-Level First Floor Landing

Loft hatch, doors opening to:

Bedroom 1 14'7" (4.45m) x 11'11" (3.63m) into bay

Attractive bay window, laminate flooring

Bedroom 2 13'7 (4.14m) x 11'10 (3.61m)

Sash window, attractive fireplace.

Bedroom 3 11'10" (3.61m) x 11'8" (3.56m)

Sash window, attractive fireplace.

Bedroom 4/Nursery 8'3" (2.51m) x 5'5" (1.65m)

Bathroom

Comprising panelled bath with shower over, pedestal wash hand basin, laminate flooring, cladded ceiling, airing cupboard housing hot water cylinder.

Separate MC

Low level WC

Outside

Front Garden

Enclosed front garden with pathway leading to front door

Rear Garden

Of a 'low maintenance' nature with a paved area adjoining the rear of the property, which gives way to an attractive raised decked area with ballustrades, original external WC, garden store and a gate to an alleyway leading to Highfield Road.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
 A (91-100) B (81-90) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	45	59
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
 A (102-100) B (91-90) C (80-69) D (50-39) E (29-19) F (11-10) G (1-20)	39	52
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Directions

From the pier in Bognor Regis proceed in an easterly direction on The Esplanade and at the far end bear left into Gloucester Road. At the mini-roundabout take the second exit right into the High Street and at the next roundabout turn left into Upper Bognor Road. After approximately five hundred yards, turn right into Upper Bognor Road and follow the road to the left and then to the right, then turn left into Neville Road and left again into Highfield Road where No 28 will be found on the left hand side.

