







12 Tennyson Road, Bognor Regis, PO21 2SB

£380,000

Boasting substantial extensions is this beautifully presented detached 1920's style property. The accommodation briefly comprises 4 Bedrooms with an En Suite to the Master Bedroom and Family Bathroom to the First Floor, and to the Ground Floor is the Entrance Hall, Cloakroom, Kitchen, Utility Room, Living Room, Dining Room, further Reception Room and Conservatory. There is a driveway providing off road parking for approximately 2 Cars, Garage and landscaped Rear Garden. An internal viewing is essential to appreciate all the property has to offer.

Porch / Hallway

Leading through to Hallway and then onto

Lounge/Diner 21' 2" x 20' 9" (6.40m 0.61m' x 6.10m 2.74m')

This large, light and spacious lounge/diner has ample sockets and subtle lighting with the inset ceiling lights. With doors from the entrance hall and into the study this is the heart of the house leading onto the magnificent conservatory with uPVC sliding doors parting. Rear aspect with wall mounted radiator x2. TV point also.

Kitchen 13' 9" x 6' 11" (3.96m 2.74m' x 1.83m 3.35m')

This modern fitted kitchen with front aspect uPVC double glaze window is fitted with white gloss finish wall and base units. With a dark stone affect matt finish worktop. Gas hob with extractor fan over and space for fridge/freezer. Integral dishwasher also. Sink with left hand drianer.

Study

Rear aspect uPVC sky lights garden facing. Wall mounted radiator and ample sockets for office use.

Downstairs WC

Front aspect uPVC double glazed window. Toilet and hand wash basin with heated towel rail.

Conservatory

Sliding doors from lounge into brick base uPVC conservatory. A unique rounded sun room with spire roof and ceiling fan.Door to garden.

Master Bedroom 11' 10" x 10' 8" (3.35m 3.05m' x 3.05m 2.44m')

Rear aspect UPVC double glazed windows overlooking the rear garden. Radiator. Double built in wardrobe. Sky / television point.

Bedroom Two 11' 5" x 9' 4" (3.35m 1.52m' x 2.74m 1.22m')

Front aspect uPVC double glazed window, fitted bookshelf unit & fitted wardrobe. Wall mounted raditor.

Bedroom Three 8' 11" x 8' 5" (2.44m 3.35m' x 2.44m 1.52m')

Front aspect uPVC double glazed window. Fitted blind & cupboard, wall mounted radiator.

Bedroom Four 8' 11" x 7' 11" (2.44m 3.35m' x 2.13m 3.35m')

Rear aspect uPVC double glazed window. Wall mounted radiator.

Family Bathroom 7' 10" x 5' 11" (2.13m 3.05m' x 1.52m 3.35m')

Rear aspect uPVC double glazed window. Spotlit with a wooden clad finish this bathroom has a spa bath, toilet and sink in vanity unit with drawer storage.

Rear Garden

South / westerly facing rear garden enclosed by panel board fencing. Mainly laid to lawn with borders housing various mature small trees and shrubs and various fruit trees. Decked area providing space for table and chairs. Further patio area with further space for outdoor dining. Detached summer house, feature pond (if wanted) and an outdoor tap. Further area to the side of the garden with a patio and double gated access providing further dining space or storage for a Boat / Caravan / Motor home. Detached Workshop 12ft x 9ft. Detached Garden Shed.

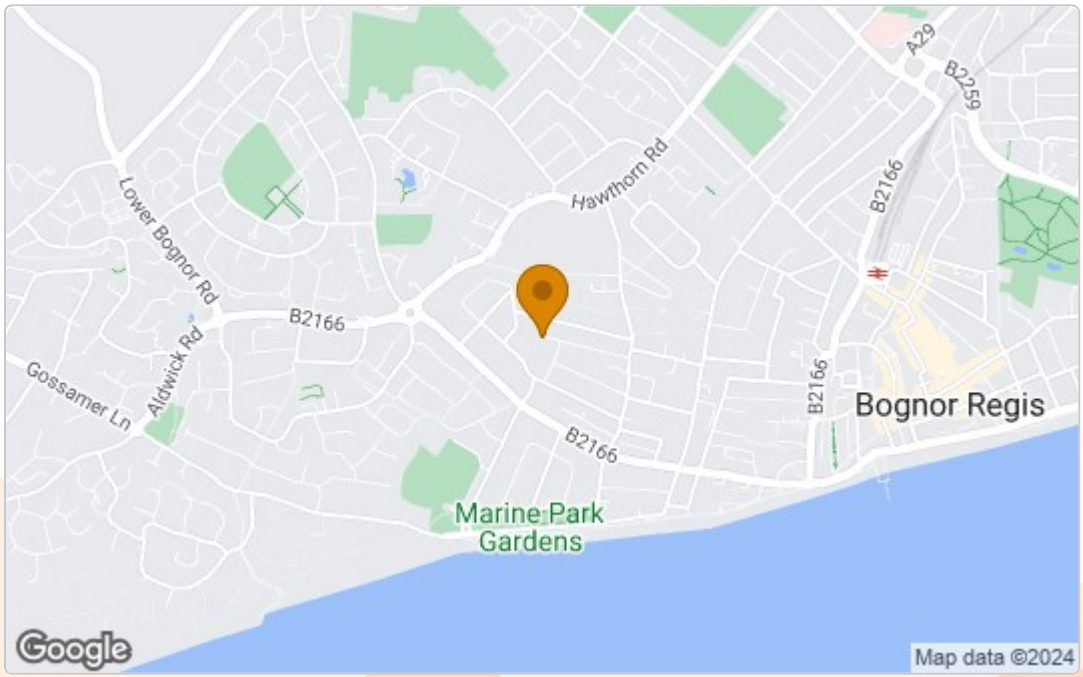
Utility room

Rear aspect UPVC double glazed windows. Two velux windows. Work surface space with cupboards below. Tiled flooring. Ample storage space and ideal for drying clothes all year round. Door to integral garage.

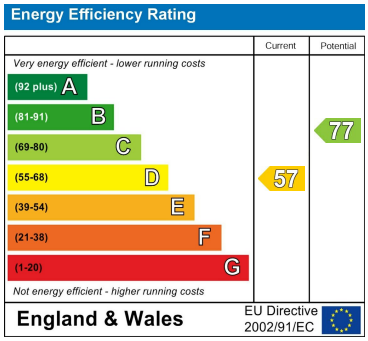
Floor Plan



Area Map



Energy Efficiency Graph



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