



Hope Villas, Yapton Road, Barnham, Bognor Regis, PO22 0BB
Asking Price Of £475,000



We are delighted to present to the market this charming and extended period semi-detached home. Rich in character, the property boasts four spacious bedrooms, an impressive open-plan kitchen/living/dining area, a separate lounge, a family bathroom, ground floor WC, a dedicated office space, and a convenient utility area. Externally, the property benefits from ample off-road parking and a generous south-facing rear garden with picturesque views of the windmill.



Key Features

- Extended Semi Detached House
- Four Bedrooms
- Open Plan Kitchen/ Living/ Dining Space
- Seperate Lounge
- Ground Floor WC & Utility Rooms
- Ground Floor Office
- Good Size South Facing Rear Garden
- Ample Off Road Parking
- Period Features Throughout



4 Bedrooms



2 Bathrooms



2 Reception Room

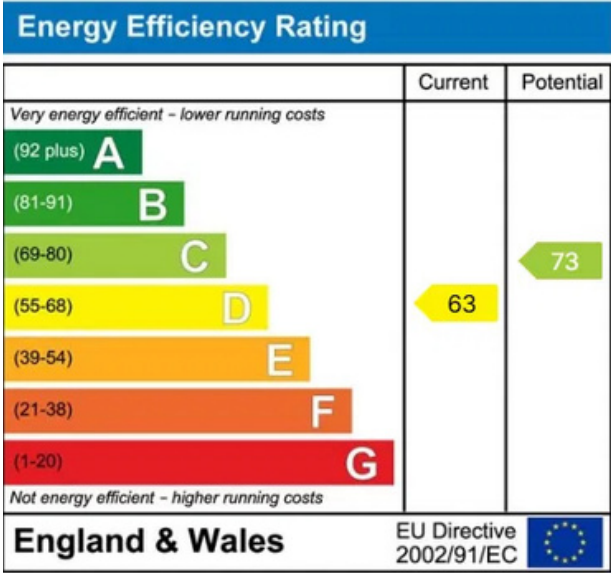
INTERNAL

The front door opens into an entrance porch, leading through to the entrance hall. From here, you have access to the separate lounge, understairs storage cupboard, and the spacious open-plan kitchen/dining/living area. The lounge, positioned at the front of the property, features a working fireplace with an attractive surround and enjoys views over the front garden. The open-plan kitchen/dining/living area is a fantastic family space, fitted with a range of units and space for appliances. It includes a sink with drainer, working Aga with surround and timber beam, ample space for a large dining table and seating area. Sliding doors open directly onto the rear garden, offering stunning views and an abundance of natural light. A door from the kitchen leads into the utility area, which provides access to the ground floor WC and has plumbing for both a washing machine and tumble dryer. This space also connects to an additional utility room featuring a butler sink, as well as a study ideal for home working. There is also a rear door leading to the back entrance. On the first floor, you'll find two generously sized double bedrooms, with the front bedroom benefiting from built-in wardrobes. The family bathroom is fitted with a bath, high-level WC, wash hand basin, and a corner shower. The top floor houses two further double bedrooms. The primary bedroom includes built-in wardrobes, while the fourth bedroom enjoys beautiful views of the windmill.

EXTERNAL

To the front, the property provides generous off-road parking, attractively finished with decorative stone. Built-in log storage adds a charming touch, while a timber gate offers convenient side access to the rear. The rear garden is a real showstopper landscaped and impressively spacious, it offers a series of well-designed areas to enjoy. At the front of the garden, a lovely patio space provides a perfect spot to take in the picturesque views of the windmill. A winding pathway leads past a greenhouse and a tranquil pond, complete with a bespoke child-safety grid for peace of mind. Further along, you'll find a shingled section and a lush lawn bordered by mature, well-established planting that brings colour and texture throughout the seasons. To the rear of the garden, an Indian sandstone patio creates an ideal setting for al fresco dining or relaxing with family and friends. A fully powered garden workshop completes this wonderful outdoor space, offering versatility for hobbies or storage. This rear garden truly offers something for everyone and is not to be missed. The property also benefits from solar panels which bring in an approx income of £900 per annum.



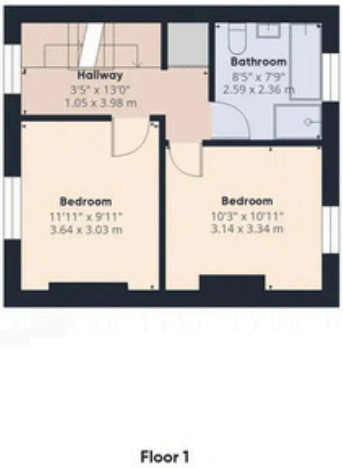


Property Details:

Floor area (as quoted by EPC: 116 sqm

Tenure: Freehold

Council tax band: D



Approximate total area⁽¹⁾
1412 ft²
131 m²
Reduced headroom
72 ft²
6.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.