



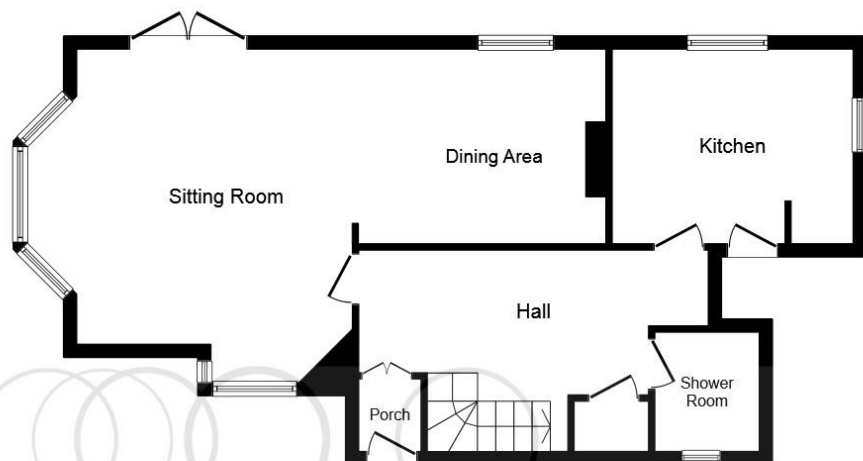
**Spinney Cottage, Tudor Close, Bognor Regis, PO22 6DN**

**welcome to**  
**Spinney Cottage, Tudor Close**

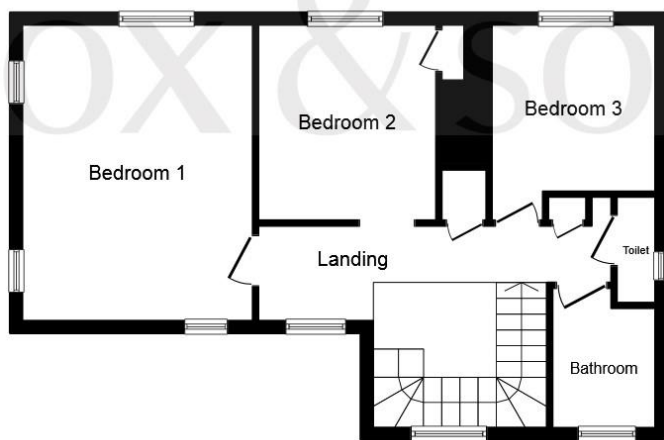
Situated on a generous corner plot is this beautiful 3 bedroom detached character house. Offered CHAIN FREE with the potential to be a fantastic spacious house. Spinney Cottage is in need of modernisation, but is a blank canvass to create the perfect family home.



Tudor Close is a popular Private road which is situated within approximately quarter of a mile of Middleton-on-Sea village centre. Situated on a generous corner plot is this beautiful three bedroom detached character house. The property is also offered for sale with the advantage of vacant possession and has lots of potential to be a fantastic spacious house. Spinney Cottage is in need of modernisation, but is a blank canvass to create the perfect family home, set within a large plot.



**Ground Floor**



**First Floor**

**Sitting Room and Dining Area**

27' 8" x 17' 5" ( 8.43m x 5.31m )

**Kitchen**

12' 7" x 10' 2" ( 3.84m x 3.10m )

**Shower Room/WC**

**Garden Room**

11' 7" x 5' 4" ( 3.53m x 1.63m )

**Stairs To First Floor**

**Bedroom 1**

15' 4" x 12' ( 4.67m x 3.66m )

**Bedroom 2**

10' 2" x 9' 3" ( 3.10m x 2.82m )

**Bedroom 3**

9' 2" x 8' 8" ( 2.79m x 2.64m )

**Cloakroom**

**Bathroom**

**Separate WC**

**Gardens**

**Garage**

16' 4" x 9' 1" ( 4.98m x 2.77m )



**view this property online** [fox-and-sons.co.uk/Property/BRG104677](http://fox-and-sons.co.uk/Property/BRG104677)



welcome to

## Spinney Cottage, Tudor Close

- Detached House
- Set Within Large Corner Plot
- In Need of Modernisation
- Fantastic Location on a Popular Private Road
- Ground Floor Shower Room and WC
- Bathroom and Separate WC
- Three First Floor Bedrooms
- Detached Garage with Garden Room

Tenure: Freehold EPC Rating: F

**£530,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BRG104677](https://fox-and-sons.co.uk/Property/BRG104677)

**see all our properties on** [zoopla.co.uk](https://zoopla.co.uk) | [rightmove.co.uk](https://rightmove.co.uk) | [fox-and-sons.co.uk](https://fox-and-sons.co.uk)



Property Ref:  
BRG104677 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
fox & sons



**01243 864161**



[bognorregis@fox-and-sons.co.uk](mailto:bognorregis@fox-and-sons.co.uk)



59 High Street, BOGNOR REGIS, West Sussex,  
PO21 1RX



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)