



Bell & Blake
SALES & LETTINGS

71 Hampshire Avenue, Bognor Regis, West Sussex, PO21 5JH

Asking Price £350,000

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PO21 5JH



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- › Extended Semi Detached House With Large Workshop To The Rear
- › Kitchen Diner With Vaulted Ceiling
- › Utility Room
- › 4 Bedrooms 2 Reception Areas
- › Shower Room
- › Playing Fields Opposite The House
- › Pleasant Rear Garden
- › Walking Distance To Local Schools, Town Centre & Amenities
- › Versatile Accommodation

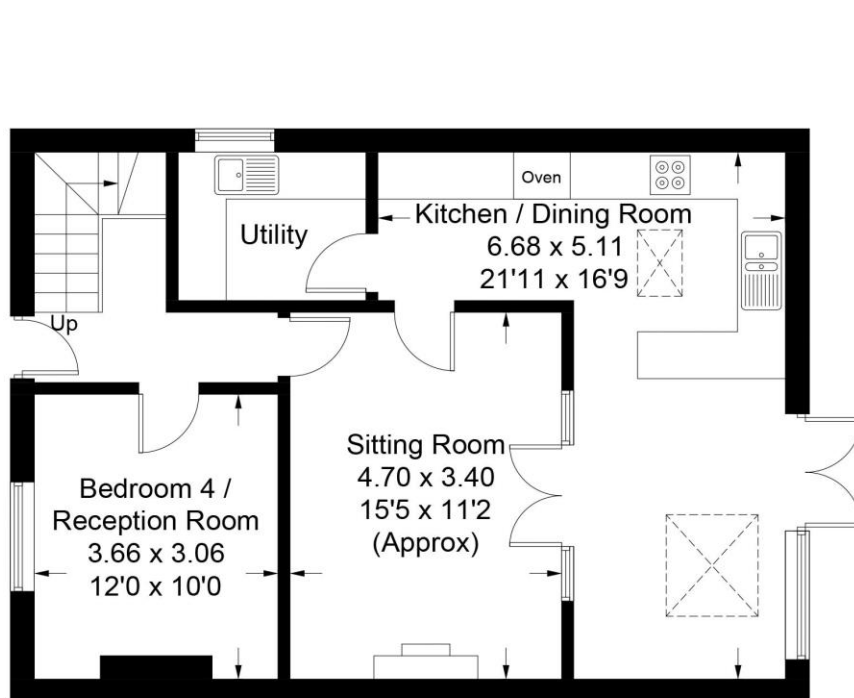
This extended semi-detached house offers beautifully presented and versatile living accommodation, all in a convenient location.

There are 3/4 bedrooms, 2/3 reception areas, a kitchen diner with vaulted ceiling, utility room, entrance porch, entrance hall, first floor shower room, front and rear gardens with large workshop and shed with power. There is a playing field opposite the house and various amenities are just a short walk down the road, including schools, shops, town centre, train station and more. Aldwick Beach is a little over a mile away. An internal viewing is essential to appreciate all the property has to offer.

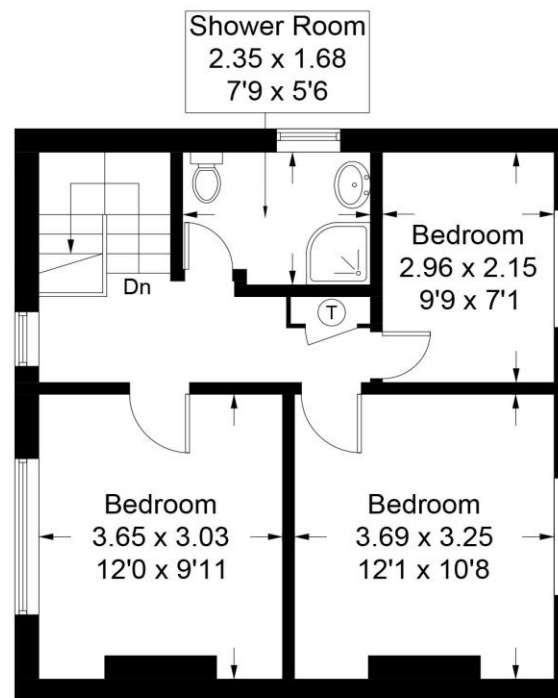
Council Tax Band: C



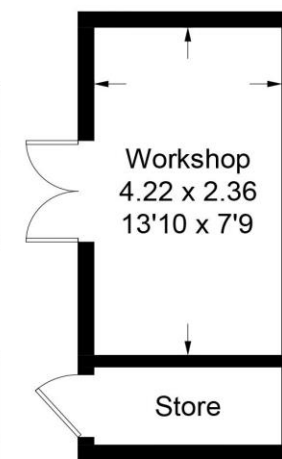
Hampshire Avenue



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area (Excluding Store)

Ground Floor = 63.8 sq m / 687 sq ft

First Floor = 43.5 sq m / 468 sq ft

Workshop = 9.9 sq m / 106 sq ft

Total = 117.2 sq m / 1261 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Playing fields opposite the house



Bedroom 4 Or 3rd Reception Area



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		