



Bell & Blake
SALES & LETTINGS

40 Victoria Road, Bognor Regis, West Sussex, PO21 2JF

Asking Price £310,000

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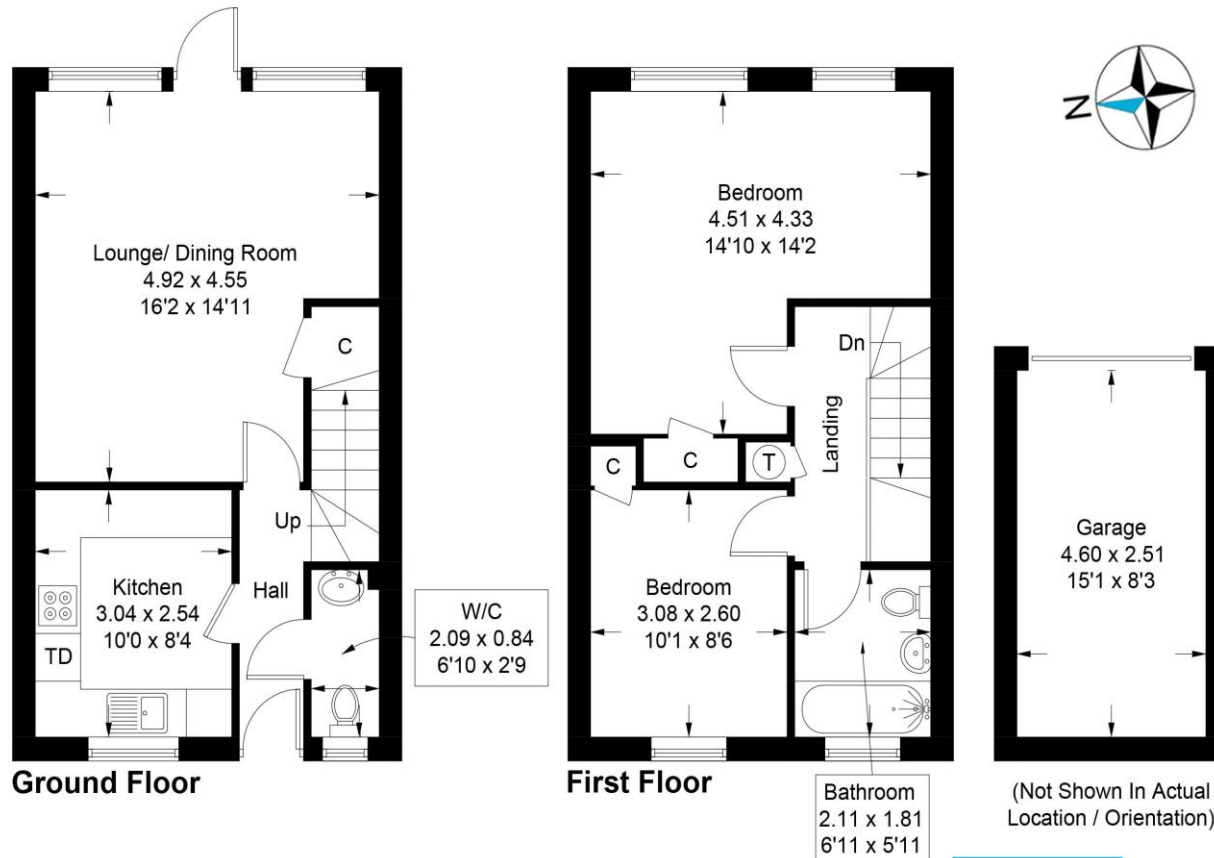
- › 2 Double Bed Terraced House With Driveway & Garage
- › The same size as the 3 bedroom houses on the development.
- › Shops, Restaurants, Train Station & Town Centre Near by.
- › Downstairs WC
- › Under 350m From The Beach!
- › Gas Fired Central Heating
- › Paved Rear Garden For Ease Of Maintenance
- › NO FORWARD CHAIN

Under 350m from The Beach! Boasting its own driveway to the front and a garage in a block nearby. This deceptively spacious 2 bedroom house is the same square footage as the 3 bed houses on the development, the only difference in the houses layout is one internal wall, which could easily be installed should the buyer require a 3rd bedroom (subject to building regulations). As it stands, there are 2 double bedrooms to the first floor with a family bathroom. Then to the ground floor there is an entrance hall, downstairs WC, kitchen and lounge diner. The rear garden is mostly paved for ease of maintenance, with a rear gate leading out to the garage. NO FORWARD CHAIN.

Council Tax Band: C



Victoria Road



Approximate Gross Internal Area
 Ground Floor = 37.1 sq m / 399 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 85.0 sq m / 915 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.

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