



Bell & Blake
SALES & LETTINGS

4 Ambleside Close, Bognor Regis, West Sussex, PO22 8NG

Asking Price £425,000

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- ▶ Extended house with Annexe
- ▶ Versatile Living Options: Ideal for multigenerational living or rental income.
- ▶ Main House: 3 bedrooms, a lounge, open-plan kitchen diner, and sitting room.
- ▶ Self-contained annexe with its own private entrance, kitchen, living/dining area, shower room, and double bedroom.
- ▶ Driveway
- ▶ No Forward Chain

This vastly extended property boasts an attached annexe! The overall accommodation comprises 4 bedrooms, 2 bathrooms, 2 kitchens, 2 lounges, a dining room, and a sitting room, offering versatile living options suitable for various needs.

The main house features 3 bedrooms, while the self-contained annexe serves as a one-bedroom unit, ideal for rental income or multigenerational living. The main living area includes a cosy front-facing lounge, an open-plan kitchen diner, and additional reception space. Upstairs, 3 bedrooms share a family bathroom.

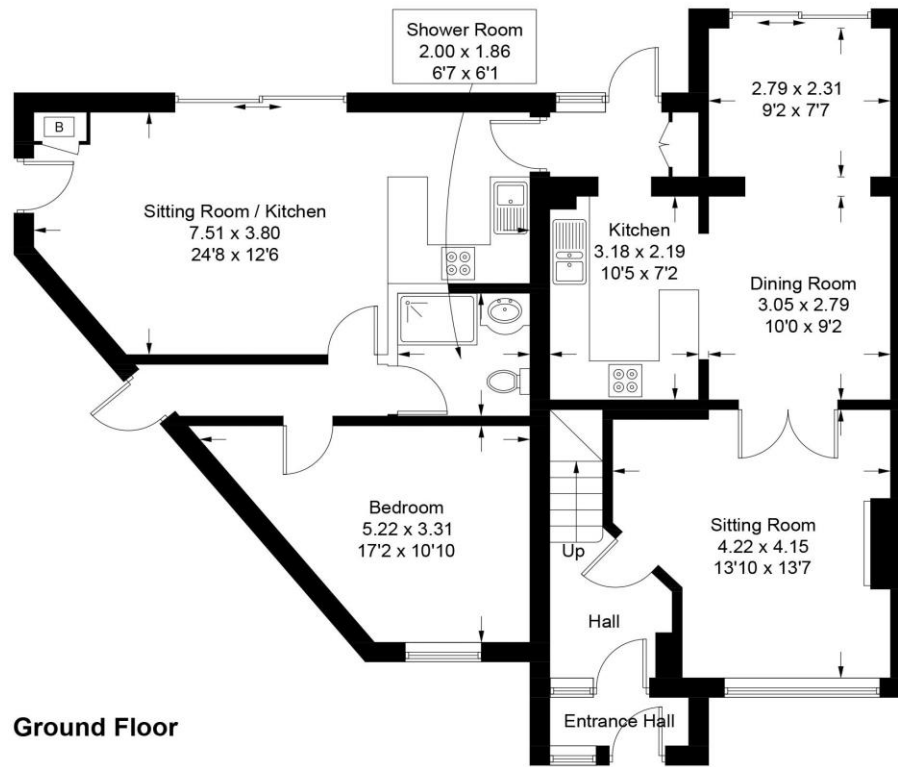
The annexe, accessible from the main kitchen, boasts its own kitchen, living/dining area, shower room, and double bedroom, complete with a private entrance. This home offers a perfect blend of space and versatility for families, relatives, or income potential. Outside there is a driveway to the front and a well proportioned rear garden with side access.

The property is conveniently located in Felpham Village, with The Beach, Schools, Restaurants, Shops and amenities within walking distance. NO FORWARD CHAIN.

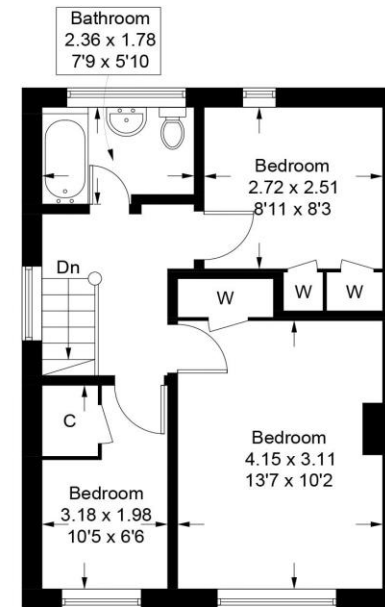
Council Tax Band: D



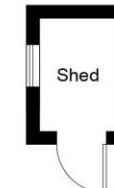
Ambleside close



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area
 Ground Floor = 100.3 sq m / 1080 sq ft
 First Floor = 38.3 sq m / 412 sq ft
 Shed = 2.0 sq m / 21 sq ft
 Total = 140.6 sq m / 1513 sq ft

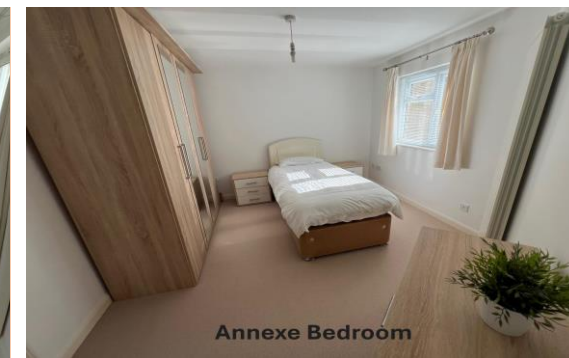


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as 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.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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		

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