



Bell & Blake
SALES & LETTINGS

20 Elbridge Avenue, Bognor Regis, West Sussex, PO21 5AD

Asking Price £399,950

20 Elbridge Avenue, Bognor Regis, West Sussex, PO21 5AD



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- › Deceptively spacious townhouse over 1400 sq. ft.
- › 4 Bedrooms
- › 3 Reception areas
- › Master bedroom with ensuite and family bathroom
- › downstairs WC
- › Kitchen diner
- › Garage and off road parking
- › Views towards the South Downs to the rear

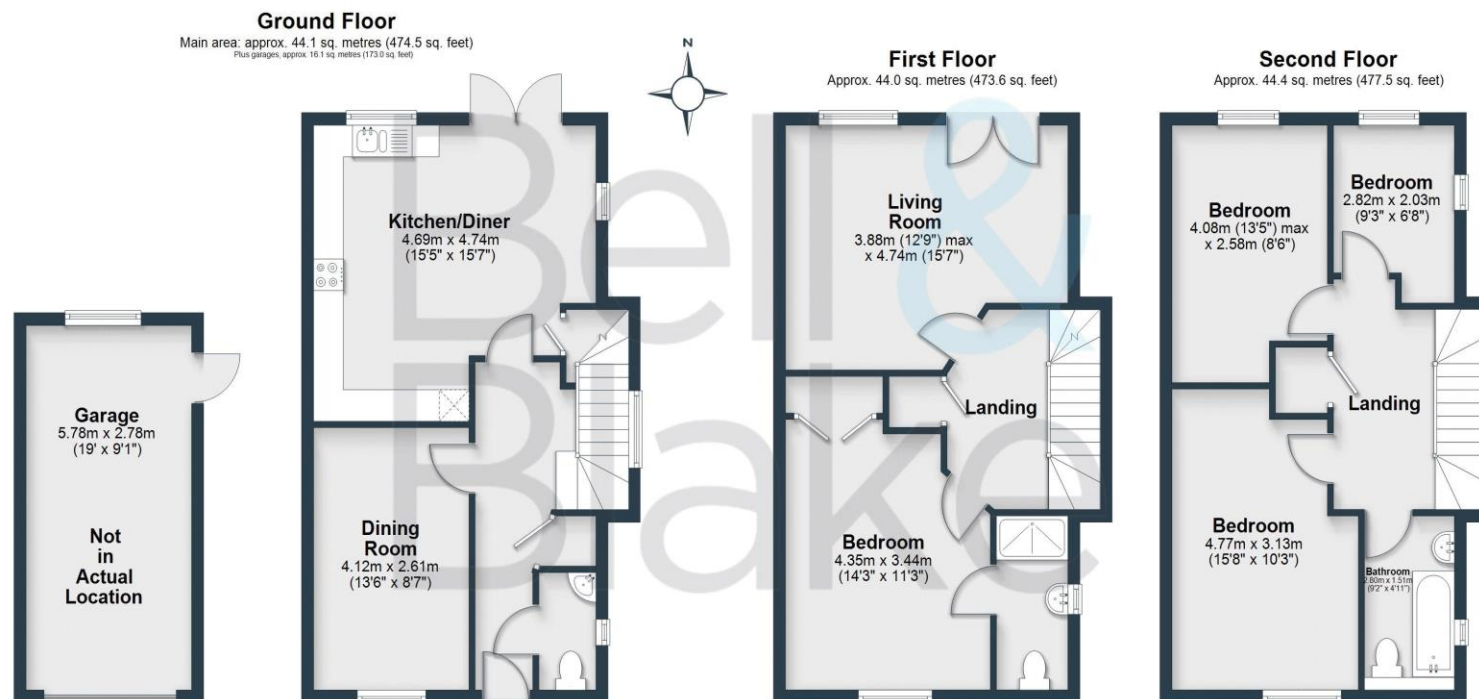
This deceptively spacious town house has accommodation over 3 floors and boasts 4 bedrooms (master with ensuite), family bathroom, first floor sitting room, kitchen diner, ground floor study, downstairs WC, garage and off road parking.

The property is located in the Willows edge development in North Bersted just 4 miles from Chichester and 2 miles from Aldwick Beach and Bognor Regis Town.

An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: E





Main area: Approx. 132.4 sq. metres (1425.6 sq. feet)
Plus garages, approx. 16.1 sq. metres (173.0 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	78	
(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		
		
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To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk