



Bell & Blake
SALES & LETTINGS

83 Orchard Way, Bognor Regis, West Sussex, PO22 9JZ

Asking Price £375,000

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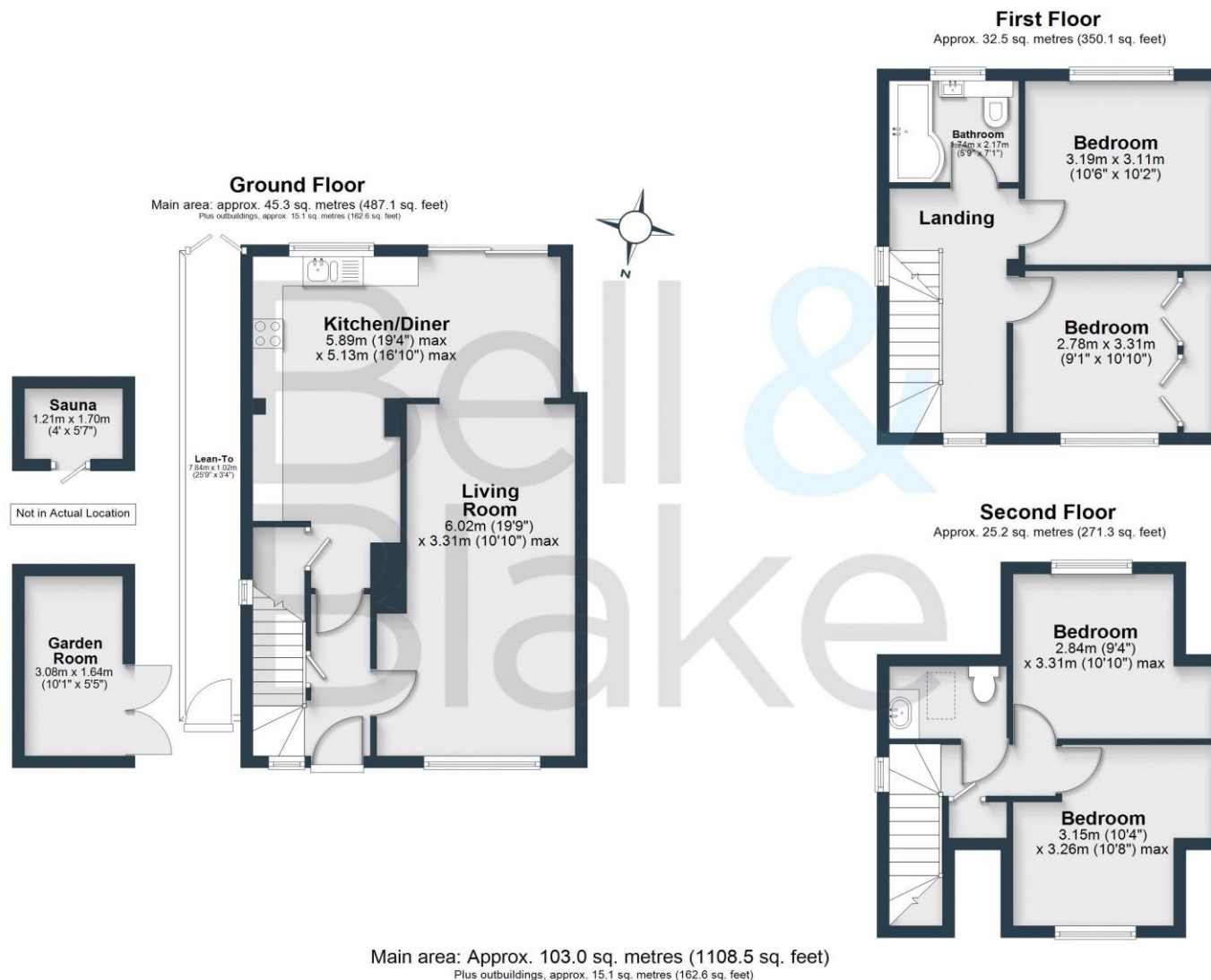
EPC C

- › Semi Detached House
- › Gated Frontage
- › Modern Fitted Kitchen
- › Garden room
- › South Facing Garden
- › Four Double Bedrooms
- › Great location for schools, shops and beach front
- › Modernised and Well Presented

A well-presented four-bedroom semi-detached house with gated frontage and south facing garden. The ground floor comprises a welcoming entrance hall leading to a well-proportioned living room and an open-plan kitchen/dining area, fitted with modern units and integrated appliances. To the first floor, there are two generous double bedrooms and a modern family bathroom. The second floor offers two further well-proportioned bedrooms and a shower room. French doors open directly from the dining space onto the rear garden, featuring a decking area, a versatile garden room and a private sauna. To the front there is a gated block paved area.

Council Tax Band: C



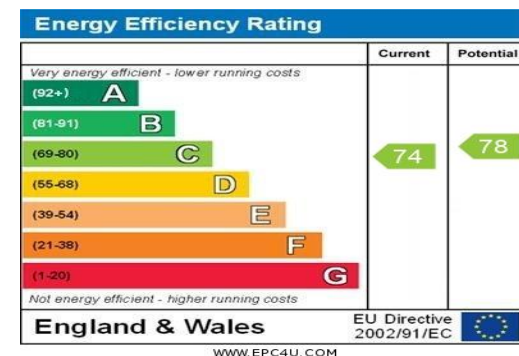


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Location

North Bersted and nearby Bognor has many local amenities. The Cathedral City of Chichester, which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums, is approximately 6 miles and also benefits from a main line rail service to London Victoria (approximately 90 minutes) and the easily accessible A27 provides access across the Coast to Brighton to the East and Southampton to the West.



To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk