



30 Bronze Close

Bognor Regis | West Sussex | PO22 9RS

Price £239,950

FREEHOLD

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SU250 - 04/25

Features

- Mid Terrace Two Storey House
- Cul-de-sac Setting On Outskirts Of Bognor Regis
- Two Bedrooms
- Open Plan Living/Dining Room
- Rear Aspect Kitchen
- Modern Bathroom
- Double Glazing & GFCH (Radiators)
- Low Maintenance Fully Enclosed Rear Garden
- No Onward Chain
- 626 Sq Ft / 58.1 Sq M

Occupying a cul-de-sac position on the northern outskirts of Bognor Regis, enabling an ease of access to the relief road and A259 coastal link to Chichester, this delightful modern style mid terrace home is offered for sale with no onward chain.

The accommodation in brief comprises entrance porch, front aspect living/dining room, rear aspect kitchen, first floor landing, two bedrooms and a modern bathroom. The property also offers double glazing and a gas heating system via radiators and combination boiler.

An outer double glazed front door leads into a porch with wall mounted high level electric consumer unit and an inner part glazed door, in turn leading through to the open plan living/dining room, which has a double glazed window to the front, two radiators, fitted carpet and a carpeted staircase to the first floor with hand rail/balustrade.

A part glazed door from the living/dining room leads to the rear into the adjoining kitchen which has a range of fitted units and work surfaces, integrated four burner gas hob with hood over and oven under, tiled splash back surround, inset single drainer stainless steel sink unit, space and plumbing for a washing machine, space for a fridge/freezer, cupboard housing the wall mounted gas combination boiler, useful large walk-in under stair storage cupboard and double glazed French doors with flank double glazed panels to the rear providing access into the rear garden.



The first floor has a landing with fitted balustrade, fitted carpet and access hatch to the loft space. Doors from the landing lead to both bedrooms and the bathroom.

Bedroom 1 is positioned at the front of the property with a double glazed window to the front, radiator, fitted carpet and over stair bulkhead fitted wardrobe/storage cupboard, while bedroom 2 has a double glazed window to the rear, radiator and fitted carpet.

The bathroom boasts a modern white suite of P-shaped bath with shower over and fitted shower screen, shaped wash basin with storage under, close coupled wc, ladder style heated towel rail, tiled walls and fitted extractor.

Externally, the fully enclosed rear garden measures approximately 38' x 12' 6" and has been laid to paving for ease of maintenance, with a timber storage shed and pedestrian access gate at the rear.

Current EPC Rating: C (76)

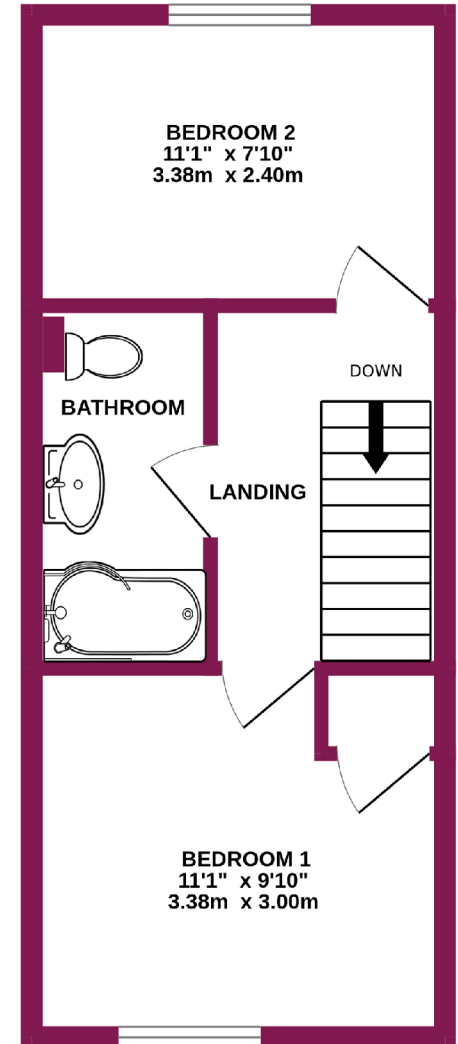
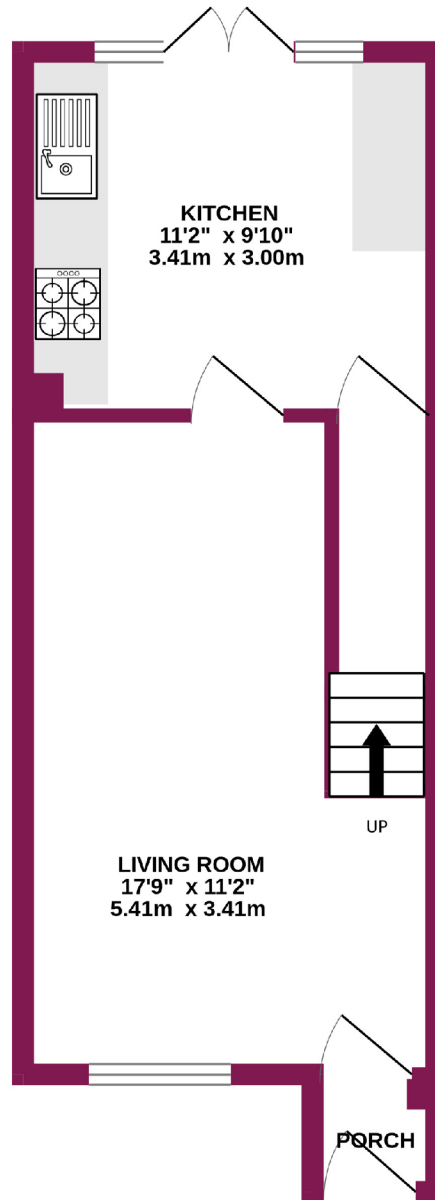
Council Tax: Band B £1,810.11 p.a. (Arun District Council/Bersted 2025-2026)



GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.

TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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