



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£289,950 Freehold**

**46 Osprey gardens**  
**Bognor Regis, PO22 9QQ**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



Are you looking for the next step up the housing ladder, perhaps the second rung or maybe looking for an investment property to let out? This 2 BEDROOM **SEMI-DETACHED HOUSE** is offered for sale with the benefit of a replacement Gas Fired Central Heating system by radiators, plus uPVC framed double glazing. Conveniently situated with local amenities including schools, shops, Bersted Street Doctors Surgery, and transport links via the North Bersted bypass with adjoins the A259. To see for your self whether this property is suitable, why not telephone May's for an appoint to view.

**ACCOMMODATION**

**uPVC framed double glazed door to:**

**ENCLOSED PORCH:**

with glazed door to:

**LIVING ROOM:** 17' 6" x 13' 0" (5.33m x 3.96m)

two radiators; T.V. aerial point; telephone point; door to:

**KITCHEN:** 13' 0" x 8' 10" (3.96m x 2.69m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; space and plumbing for washing machine and dishwasher; space for fridge/freezer; electric oven;

four burner gas hob with filter hood over; cupboard housing Worcester gas fired boiler; breakfast bar; radiator; double glazed door to garden.

**F.F.LANDING:**

trap hatch to roof space.

**BEDROOM 1:** 13' 0" x 9' 0" (3.96m x 2.74m)

radiator; airing cupboard.

**BEDROOM 2:** 13' 0" x 9' 2" (3.96m x 2.79m)

radiator.

**BATHROOM:**

matching suite comprising close couple W.C.; wash basin inset in vanity unit with twin cabinet beneath; panelled bath with mixer tap and electric shower over; radiator.

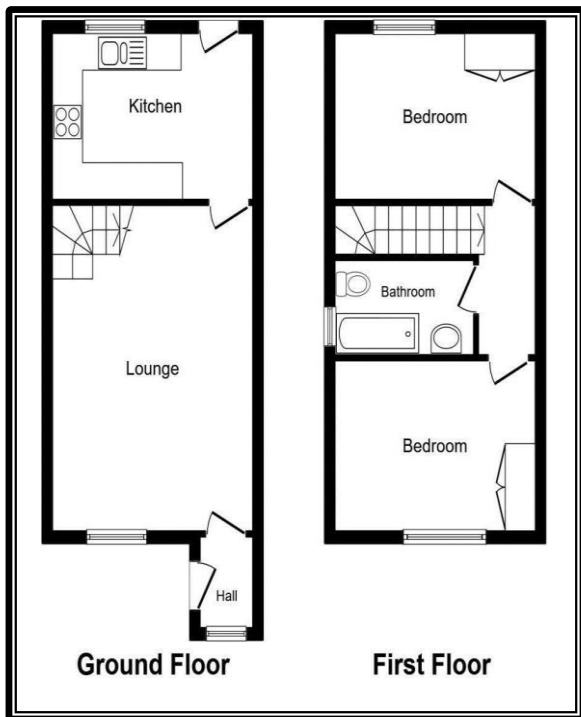
**OUTSIDE AND GENERAL**

**GARDENS:**

The REAR GARDEN faces roughly south and has a depth of approximately 41ft and a width of 22ft or thereabouts. The garden is laid principally to lawn with shrub borders and gravel area to the rear with a patio adjoining the rear of the property. The FRONT GARDEN again has been laid principally to lawn with drive way leading to double gates which in turn leads to:

**GARAGE:** 18' 0" x 8' 0" (5.48m x 2.44m)

with metal up and over door



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.