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## Seaway Steyne Street

Bognor Regis,

PO21 1TJ

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Offers in Excess of £375,000 Freehold



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If the length of time one family has occupied the same property says anything about that home, then longevity must be a positive feature. Such is the case with this **CLASSICALLY STYLED SEMI-DETACHED HOUSE** situated close to the town centre, railway station and of course the Beach, where the owners have lived happily for some 37 years. The convenience of the location and the privacy of the walled garden have naturally contributed to that enthusiasm for the house, the pride of ownership reflected in the presentation.

Offered for sale with both **gas fired central heating and uPVC framed double glazing the property also features a Utility Room/Cloakroom plus modernised Bathroom/W.C..** Off street parking plus a Lean-To Carport add to the convenience of the location, something of a rarity this close to the town centre. To fully appreciate the attractions this house offers why not contact **May's** for an appointment to view - after all there must be something special for the family to have lived here all that time!!

## ACCOMMODATION

**covered veranda leading to front door.**

### ENTRANCE HALL:

radiator; under stairs storage cupboard housing meters; door to living room.

### KITCHEN: 12' 0" x 10' 5" (3.65m x 3.17m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edged work top; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; four burner gas hob with extractor hood over; eye level double oven; under counter fridge & freezer space; radiator; T.V. aerial point; telephone point.

### SITTING ROOM: 15' 0" x 10' 10" (4.57m x 3.30m)

living flame gas fire with surround (not tested); two radiators; T.V. aerial point; double glazed sliding door to garden; opening to:

### DINING ROOM: 10' 10" x 8' 4" (3.30m x 2.54m)

radiator; door to kitchen.

### UTILITY ROOM:

space and plumbing for automatic washing machine; space for further appliance; inset stainless steel sink with cupboard beneath; further work top space.

### SEPARATE W.C.:

close coupled W.C.; Worcester gas fire boiler; Velux windows; uPVC framed double glazed door to garden.

### F.F. LANDING:

airing cupboard housing lagged hot water cylinder.

### BEDROOM 1: 12' 0" x 10' 5" (3.65m x 3.17m)

feature fire place with surround (not tested); double wardrobe; radiator; telephone point.

### BEDROOM 2: 9' 10" x 9' 0" (2.99m x 2.74m)

(plus door recess) radiator; built in wardrobe; radiator.

### BEDROOM 3: 11' 0" x 8' 7" (3.35m x 2.61m)

radiator; feature fire place and surround (not tested); trap hatch to roof space.

### BATHROOM:

fully tiled with matching suite comprising of "P" shaped bath with mixer tap; electric shower with glazed screen; close coupled W.C.; pedestal wash hand basin; heated towel rail; extractor fan.

## OUTSDIE AND GENERAL

### GARDENS:

The REAR GARDEN faces roughly east and has a depth approaching 57ft and a width of 32ft or thereabouts. A feature of the property the garden comprises of patio adjoining the rear of the property with shaped lawn and mature flower and shrub borders. Mature trees providing privacy screening. A flint wall bounds the right flank of the property, side access to the front is gained via the covered car port. The FRONT GARDEN comprises dwarf brick wall, mature flower and shrub borders with lawn section and pathway to covered veranda, a driveway provides off street parking leading to:

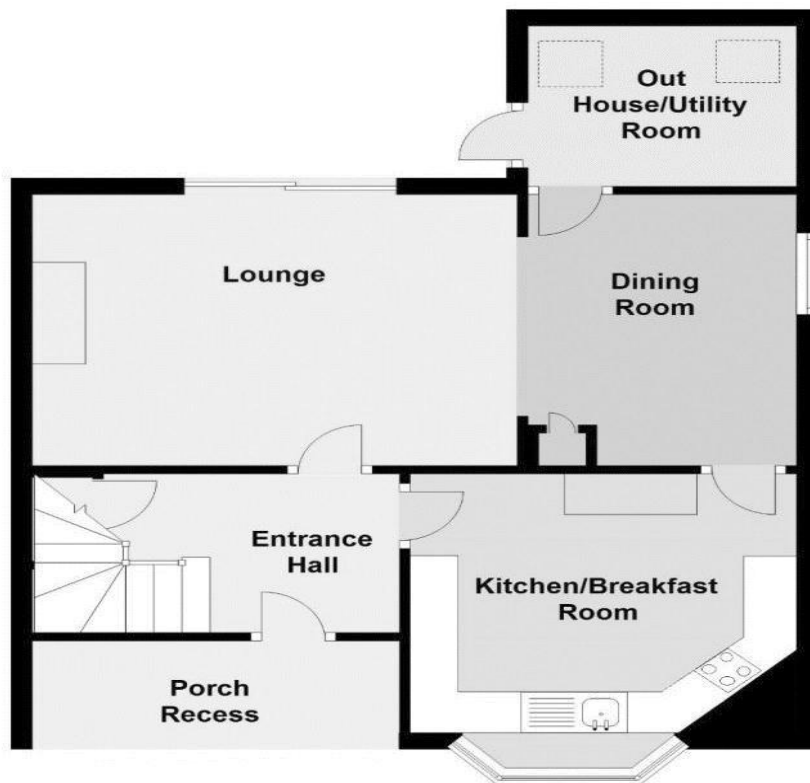
### CARPOR: 13' 0" x 8' 0" (3.96m x 2.44m)

with metal up and over door; power and light; double doors to the rear.



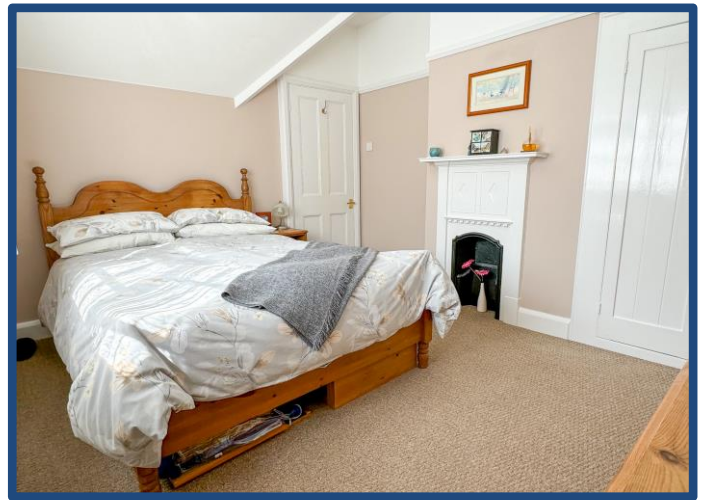
**Ground Floor**

Approx. 53.1 sq. metres (571.1 sq. feet)



Total area: approx. 96.2 sq. metres (1035.2 sq. feet)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

More photographs may be available on our website  
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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.