



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

Offers in Excess of £325,000

**1 South Terrace Shripney Road
Bognor Regis, PO22 9SS**

www.maysagents.co.uk



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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Conveniently located for access to Bognor Regis train station and the nearby retail park with Tesco, Sainsbury's, M&S, Next and more, this **THREE BEDROOM END-TERRACE** is well placed for both daily needs and commuter links. The property offers a practical layout with a **driveway, garage, updated kitchen**, and a useful downstairs toilet, as well as a **replacement gas fired boiler** providing modern comfort. With well-proportioned rooms and scope to personalise further if desired, this could make an ideal home for a range of buyers. For further details or to arrange a viewing, contact **May's** today.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:

telephone point; radiator; under stairs store cupboard; door to:

KITCHEN: 9' 8" x 7' 10" (2.94m x 2.39m)

(maximum measurements over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash backs; matching wall mounted cabinets over; inset stainless steel sink; gas oven; four burner gas hob with filter hood over; space and plumbing for washing machine; further appliance space; wall mounted "Vissmann" gas fired boiler (2 years old).

SITTING/DINING ROOM: 18' 0" x 14' 7" (5.48m x 4.44m)

(maximum measurements) dual aspect room with electric fire and surround; T.V. aerial point; radiators; double glazed sliding door to rear garden.

SEPERATE W.C.:

W.C. with concealed cistern; wash hand basin inset in vanity unit with twin cabinet beneath; radiator.

F.F. LANDING:

trap hatch to roof space; radiator; airing cupboard housing lagged hot water cylinder; slatted shelving.

BEDROOM 1: 13' 8" x 8' 0" (4.16m x 2.44m)

narrowing to face of double fitted wardrobes; radiator.

BEDROOM 2: 12' 2" x 8' 0" (3.71m x 2.44m)

to face of double fitted wardrobes; radiator; T.V. aerial point.

BEDROOM 3: 9' 1" x 6' 4" (2.77m x 1.93m)

Radiator; wardrobe; T.V. aerial point.

BATHROOM:

part tiled walls; matching suite comprising panelled bath with electric shower and glazed screen; pedestal wash hand basin; close coupled W.C.; radiator; extractor fan.

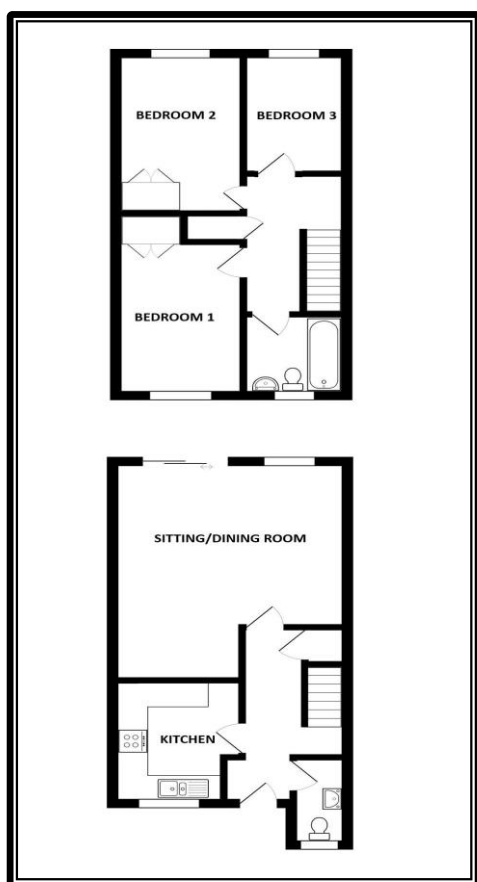
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN measures approximately 24'6 x 17'2, the area has been laid principally to lawn with a back gate leading to the garage. The FRONT GARDEN again is laid principally to lawn and has driveway providing parking.

GARAGE: 17' 9" x 8' 7" (5.41m x 2.61m)

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.