



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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**£235,000 Freehold**

**15 Heron Close**

**North Bersted, Bognor Regis, PO22 9NA**

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



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Tucked away in a convenient location, this two-bedroom mid-terrace home offers an exciting opportunity to create a space perfectly tailored to your style. In need of modernisation, the property serves as a fantastic blank canvas for those with a vision, whether you're an ambitious first-time buyer or an investor seeking to add value. The property benefits from the practicality of a private garage, ideal for secure parking or additional storage, and features a conservatory that adds flexible living space and potential for further enhancement. Located approximately 1.5 miles from Bognor Regis train station, it offers excellent transport links, including direct services to London. For those who enjoy the best of both town and countryside, the vibrant city of Chichester, with its historic charm and wealth of amenities, is just a short drive away. To discover it's potential, contact May's for an appointment to view.

## ACCOMMODATION

**uPVC framed double glazed door to:**

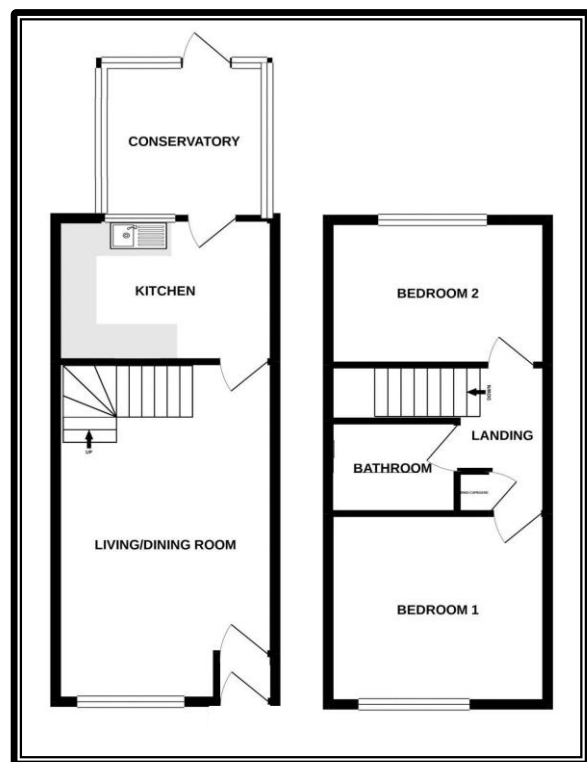
### ENTRANCE LOBBY:

further glazed door to:

**LIVING ROOM:** 18' 9" x 12' 5" (5.71m x 3.78m)

**KITCHEN:** 12' 5" x 8' 1" (3.78m x 2.46m)

(maximum measurements over units), door to:



**CONSERVATORY:** 9' 4" x 7' 8" (2.84m x 2.34m)

of uPVC framed construction with double glazed door to rear garden.

### F.F. LANDING:

trap hatch to roof space.

**BEDROOM 1:** 12' 5" x 10' 4" (3.78m x 3.15m)

**BEDROOM 2:** 12' 5" x 8' 2" (3.78m x 2.49m)

cupboard housing lagged hot water cylinder.

### BATHROOM:

close couple W.C.; pedestal wash hand basin; plunge bath with mixer tap and shower attachment.

## OUTSIDE AND GENERAL

### GARDENS:

The FRONT GARDEN has been laid to lawn with shrub borders and pathway. The REAR GARDEN has a depth of some 22ft and a width of 14ft or thereabouts. The area has been laid with paving slabs and shrub borders and a pathway leads to a rear gate providing access to the garage compound area.

### GARAGE:

located in rear compound.

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.