



12 | Wilman Gardens | Bognor Regis | PO21 4BP

Guide Price £300,000 Freehold



hancock

Lettings & Estate Agents

Wilman Gardens |
Bognor Regis | PO21 4BP
Guide Price £300,000

- Freehold
- Semi-Detached Bungalow
- Detached Garage
- In need of refurbishment
- Double Glazing
- Chain Free
- Private Garden
- Driveway
- Two Bedrooms
- Close proximity to schools

Summary

Hancock & Partners proudly presents this charming semi-detached bungalow, nestled in a tranquil cul-de-sac within the highly sought-after Aldwick area. Boasting excellent amenities just a brief stroll away in Rose Green, this delightful two-bedroom semi-detached house offers a comfortable and inviting living space. The accommodation comprises two double bedrooms, a family bathroom, a welcoming living room, and a separate kitchen. The property features a rear garden with a patio and lawn, complemented by a detached garage and a front driveway providing ample space for multiple cars.



what3words ///

accordion.retina.pyramid



Accommodation

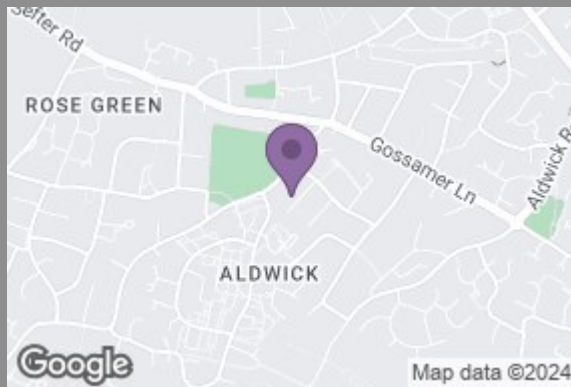
The kitchen, while in need of updating, is fully functional and conveniently offers side access into the property. The bright and airy living room provides an ideal setting for both cozy nights in and entertaining guests. Towards the rear of the property, you'll find two well-proportioned bedrooms. The master bedroom offers generous space, accommodating a double bed, ample built-in storage, and plenty of surrounding space. The second bedroom, a good-sized double, benefits from abundant natural light through sliding doors that open directly into the garden. A family bathroom with a shower over the bath completes the interior. Additional advantages include ample storage throughout and a welcoming porch entrance.

Outside

A generously sized north-west-facing garden ensures plenty of sunlight throughout, featuring a stone patio with direct access to the detached garage via the side entrance. The garage is equipped with power and electricity. The property also offers a spacious driveway, providing parking for multiple cars, complemented by ample on-street parking in this peaceful cul-de-sac.

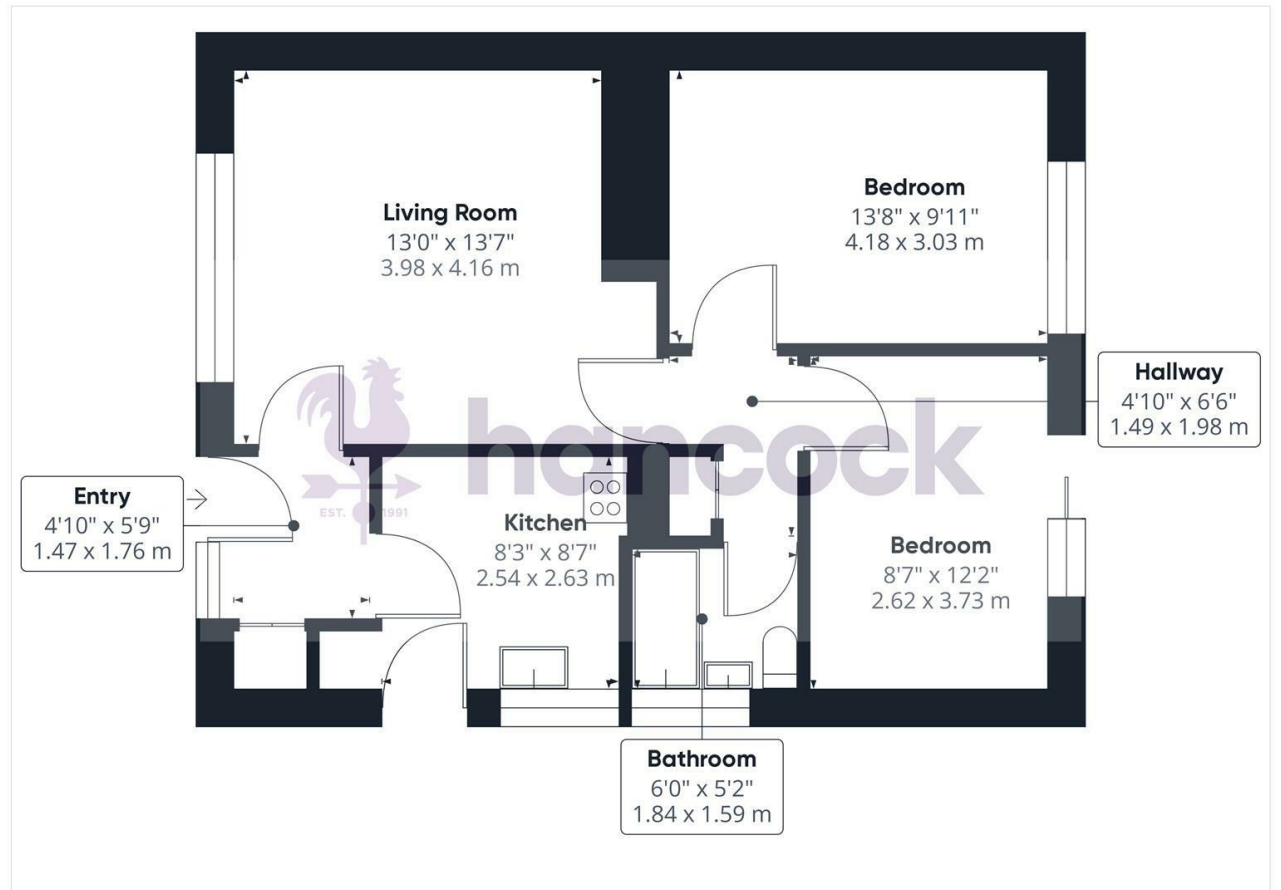
Location

Conveniently situated, the property offers easy access to a range of local facilities, including a health center, library, pharmacy, and a post office. A regular bus service connects the village to the nearby Bognor Regis town center, which boasts a more comprehensive range of amenities. Additionally, the Cathedral City of Chichester is within seven miles, and the renowned Goodwood motor circuit and racecourse are just ten miles away from Rose Green.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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