



## Longmynd Shripney Lane

Shripney, Bognor Regis, PO22 9NU

**Asking price £525,000**

Being sold with vacant possession, this detached chalet bungalow is ideally situated a couple of miles from Bognor Regis town centre, mainline train station, shops, schools, amenities and beach. The property benefits from flexible accommodation and includes: entrance hall with storage cupboard; good-sized modern fitted kitchen / breakfast room with a range of integrated appliances, plumbing for washing machine and dryer plus access door to rear garden; spacious living room with feature fireplace and patio doors to rear garden; two ground-floor double bedrooms / reception rooms, one with storage cupboard, overlooking the front of the property; ground-floor shower room; two first-floor double bedrooms, both with ensembles (one with shower and one with bath and shower over bath). In addition there is an attached double-length carport, parking on the driveway for 4/5 cars and neat front garden. The south-facing rear garden has been tastefully landscaped with large area of lawn, mature shrub borders and good-sized patio ideal for entertaining family and friends. EPC - D. Tenure - freehold. Council Tax Band - D.

- Vacant possession
- Detached chalet bungalow with flexible accommodation
- Kitchen / breakfast room
- Living room
- 4 double bedrooms
- 2 first-floor ensembles
- Ground-floor shower room
- Double-length carport & parking for 4/5 cars
- Feature rear garden
- Short drive to Bognor Regis, mainline train station, local shops, amenities, schools & beach

### Viewing

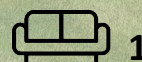
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



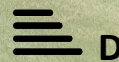
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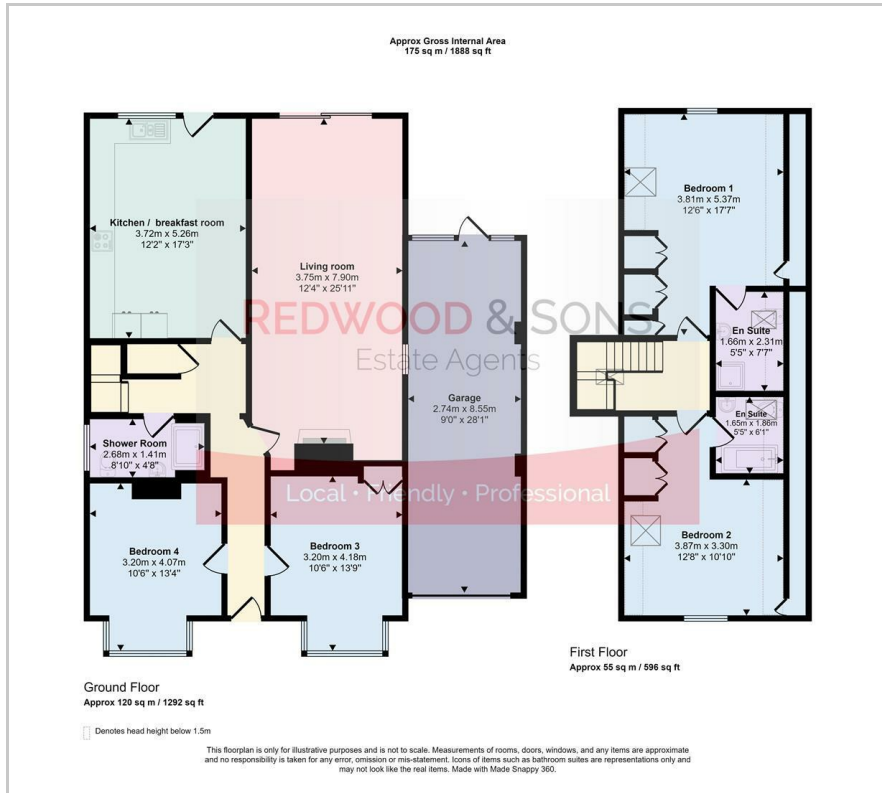


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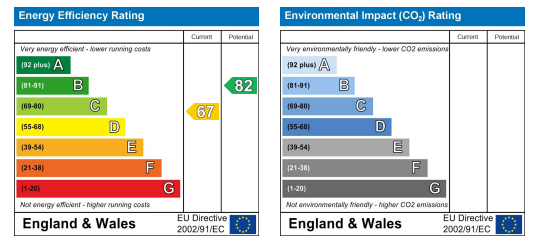
# Floor Plan



# Area Map



# Energy Efficiency Graph



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