



## 12 Woodlands Road

North Bersted, Bognor Regis, PO22 9EB

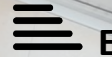
**£325,000**

This 3-bedroom semi-detached house has been much improved by the current owners. Benefits include: entrance porch; living room; dining area with patio doors to rear garden; fitted kitchen with integrated oven, dishwasher, plumbing for washing machine, island unit with breakfast bar; utility room with access door to rear garden; three bedrooms, all with built-in cupboards; family bathroom with shower over bath. Outside to the front parking is available for two cars on the paved and gravelled driveway; electric charging point; access door to covered storage area leading to the enclosed rear garden which has two patios and good-sized area of lawn. Short drive to Bognor Regis town centre with shops, schools, amenities, mainline train station, bus routes and beach. Boiler has recently been replaced and the loft is partly boarded. EPC - E. Tenure - freehold. Council Tax Band - D.

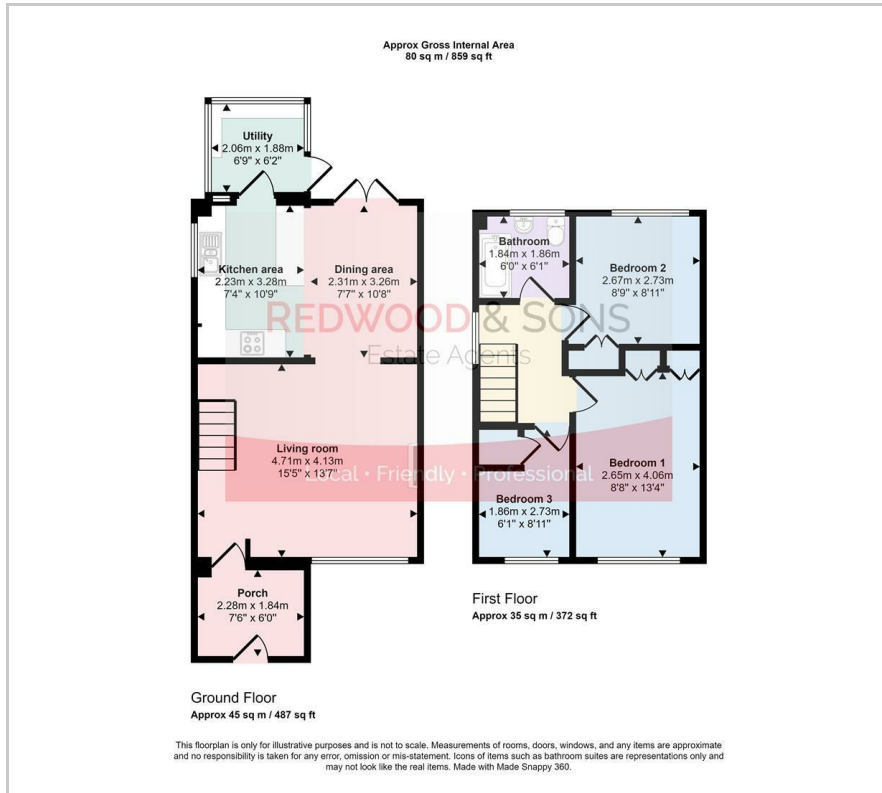
- Semi-detached house
- 3 bedrooms
- Kitchen
- Dining area
- Living room
- Conservatory / utility
- Entrance porch
- Bathroom
- Driveway with parking for 2 cars & EV point
- Short drive to schools, shops, amenities, Bognor Regis mainline train station & town centre

### Viewing

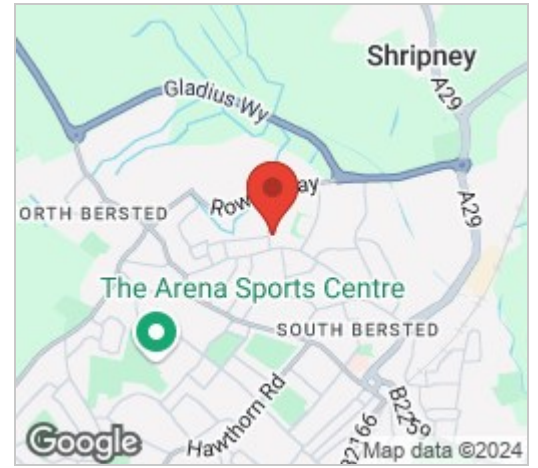
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



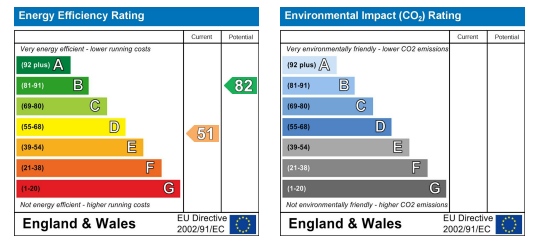
# Floor Plan



# Area Map



# Energy Efficiency Graph



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