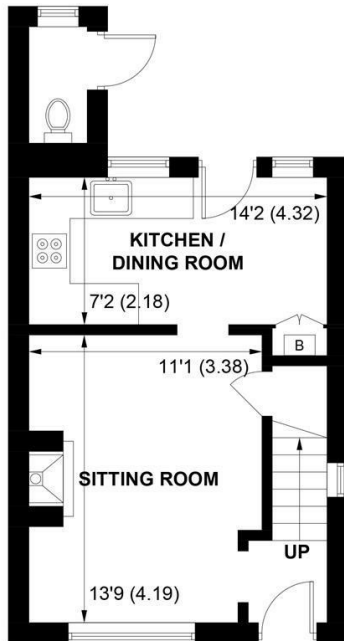


SW

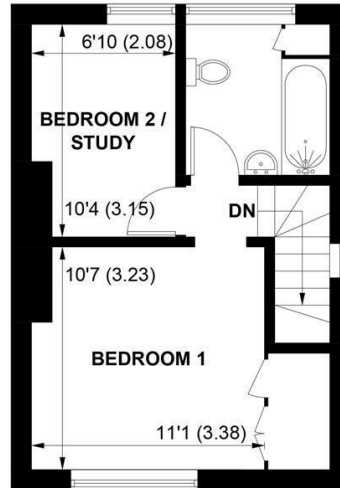
Sims Williams



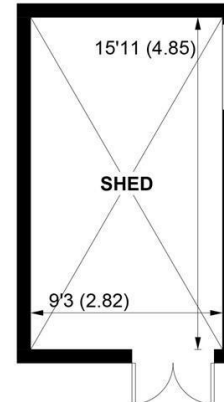
2 GRAVITS LANE, BOGNOR REGIS, WEST SUSSEX, PO21 5LS



GROUND FLOOR



FIRST FLOOR



**(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**

APPROXIMATE GROSS INTERNAL AREA = 611 SQ FT / 56.8 SQ M

SHED / EXTERNAL WC = 162 SQ FT / 15.1 SQ M

TOTAL = 773 SQ FT / 71.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

£295,000 Freehold

2, GRAVITS LANE,
BOGNOR REGIS,
WEST SUSSEX, PO21 5LS

- End of Terrace House
- Two Double Bedrooms
- Re-Modelled Kitchen
- Beautifully Presented Throughout
- Log Burner
- Modern Bathroom
- Large Garden
- Sandstone Patio
- Off Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = B

This early 1900's end of terrace house has been lovingly remodelled but still contains many of it's original features. It is located in close proximity to the town centre and local amenities, the main line railway station being only just over half a mile away.

Further afield, the cathedral city of Chichester with it's comprehensive shopping centre, popular restaurants and cultural attractions, such as the festival theatre can be found approximately six miles away.

Another local attraction is The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

Upon entering the property there is wooden flooring that continues through into the sitting room which benefits from a high ceiling and feature log burner. Continuing through to the kitchen/diner, there is a range of eye and base level units with solid wood work surfaces. Completing the look is a butler sink and stone flooring.

Upstairs are two double bedrooms, the master having built in wardrobe cupboards. Completing the upstairs accommodation is a modern family bathroom.

Outside the rear garden is a particular feature of this property being larger than average with a generous sized sandstone patio, brick built outhouse with W.C, workshop/summer house and a further hard standing area providing additional off road parking.

There is potential to extend the property to the side, subject to the necessary building consents.

The front of the property is block paved which offers parking for several cars and large wooden gates give access to the rear garden.

Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions

From the Chichester Road roundabout take the B2259 heading West. Take the third turning on the left onto Hawthorn Road. After 0.4 of a mile turn right onto Gravits Lane, the property is located on the right hand side.

