



Sims Williams



9 THE CROFT, BOGNOR REGIS, PO21 5TH





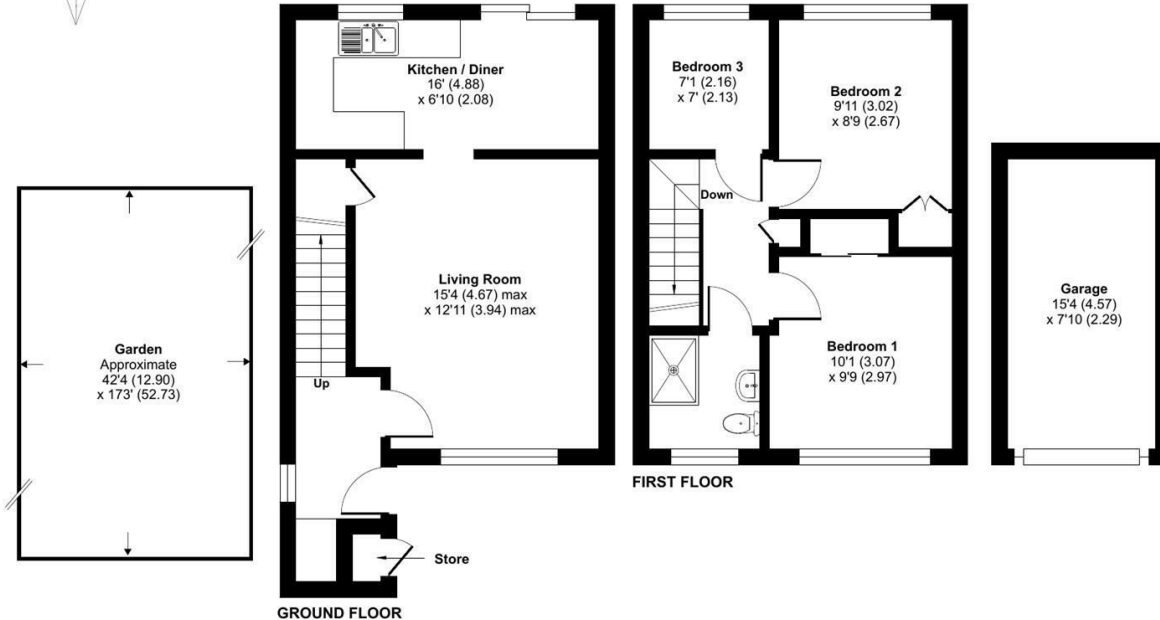
# The Croft, Bognor Regis, PO21

Approximate Area = 749 sq ft / 69.5 sq m (excludes stores)

Garage = 120 sq ft / 11.1 sq m

Total = 869 sq ft / 80.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1122885



# £285,000 Freehold

## 9, THE CROFT, BOGNOR REGIS, PO21 5TH

- End of Terrace House
- Three Bedrooms
- Kitchen/Diner
- Integral Kitchen Appliances
- Modern Wet Room
- Enclosed Garden
- Patio & Gazebo
- Garage
- Ideal Location

### EPC RATING

Current = D

Potential = B

### COUNCIL TAX BAND

Band = C

This end of terrace house is located on a popular development within North Bersted. Located close to local amenities, popular schools and public transport links. The cathedral city of Chichester can be found 5.5 miles from the property and boasts a comprehensive shopping centre as well as popular restaurants, cafés and cultural attractions.

The property is well presented throughout and offers bright and spacious accommodations over two floors.

On the ground floor is the entrance hall with storage cupboard housing the boiler. On the right is the living room with large picture window and under stairs cupboard. To the rear of the property is the kitchen/diner with a range of base and eye level units with some integrated appliances, this leads in to the dining area that has patio doors giving access into the rear garden.

At the top of the stairs is a good sized single bedroom, further along the landing are two double bedrooms, the master bedroom having a built in wardrobe cupboard. The modern family bathroom completes the accommodation and benefits from underfloor heating.

Outside, the rear garden is laid mainly to lawn with shrub borders and a large paved seating area, at the top of the

garden is a wooden gazebo offering a covered seating area with power. A side gate gives access to the front of the property. The garage is located in a compound at the end of the close.

### 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 Pink Pub (The Royal Oak) on the B2259 at the roundabout turn left on to Chalcraft Lane. Heading south for 0.4 of a mile take the turning on the left hand side into Stroud Green Road, then take the first turning on the left and follow the road round, The Croft will be the first turning on the right hand side, take the next right hand turning and the property is on the left hand side.

