**36 Crossbush Road, Felpham PO22 7LT** £750,000 Freehold

4 Bedrooms 🖽 2 Bathroom 🛱 3 Reception Rooms



### Key Features

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Three Reception Rooms
- Kitchen/Diner
- Downstairs Cloakroom
- South Facing Garden
- Garage & Parking
- Private Seafront Estate

# **EPC Rating**

Current = D Potential = D

**Council Tax Band** 

Band = F

## Tenure - Freehold













#### Crossbush Road, Bognor Regis, PO22 Approximate Area = 2190 sq ft / 203.4 sq m 1 Garage = 64 sq ft / 5.9 sq m Bedroom 2 Outbuilding = 227 sq ft / 21 sq m 11'10 (3.61) x 9'10 (3.00) Total = 2481 sq ft / 230.3 sq m For identification only - Not to scale Down Bedroom 4 13'11 (4.24) x 12'3 (3.73) Bedroom 1 16'9 (5.11) x 11'10 (3.61) Bedroom 3 15'5 (4.70) x 9' (2.74) SECOND FLOOR FIRST FLOOR Kitchen / **Dining Room** 22'9 (6.93) x 13'5 (4.09) Family Room 17'3 (5.26) x 14'8 (4.47) Studio 13'4 (4.06) x 9'8 (2.95) U Sitting Room 15'11 (4.85) x 11'10 (3.61) 13'4 (4.06) Games Room x 6'10 (2.08) Garage 17'3 (5.26) Utility 8'8 (2.64) x 14'8 (4.47) 8'6 (2.59) x 7' (2.13) x 7'5 (2.26) OUTBUILDING **GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nkchecom 2024. Produced for Sims Williams. REF: 1141003



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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.