



58 Central Avenue, Bognor Regis PO21 5HW

£375,000 Freehold



3 Bedrooms



2 Bathroom



2 Reception Rooms



Sims Williams



## Key Features

- Semi Detached House
- Corner Plot
- Popular & Convenient Location
- Extended Living Area
- Living Room & Dining Area
- Downstairs Shower Room
- Three Good Sized Bedrooms
- Paved Seating Area & Lawn
- Partial Garage & Off Road Parking

## EPC Rating

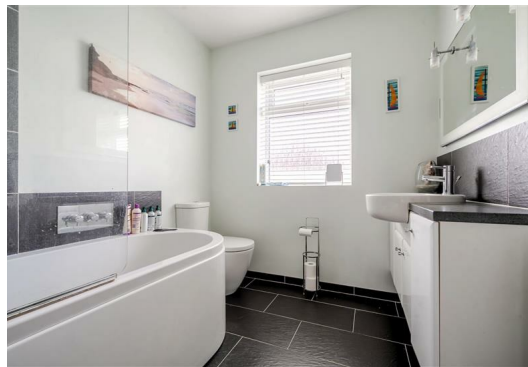
Current = C

Potential = C

## Council Tax Band

Band = D

## Tenure - Freehold

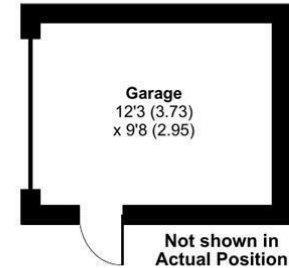
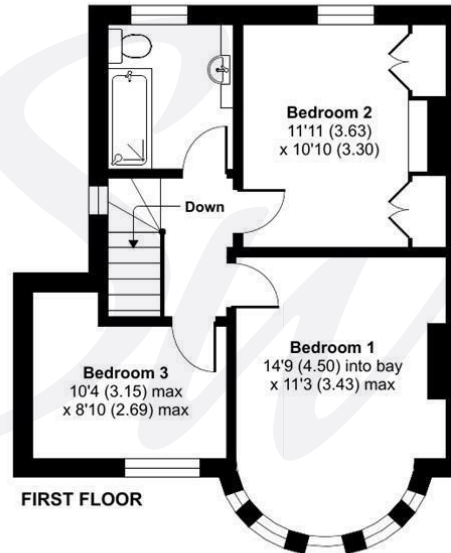
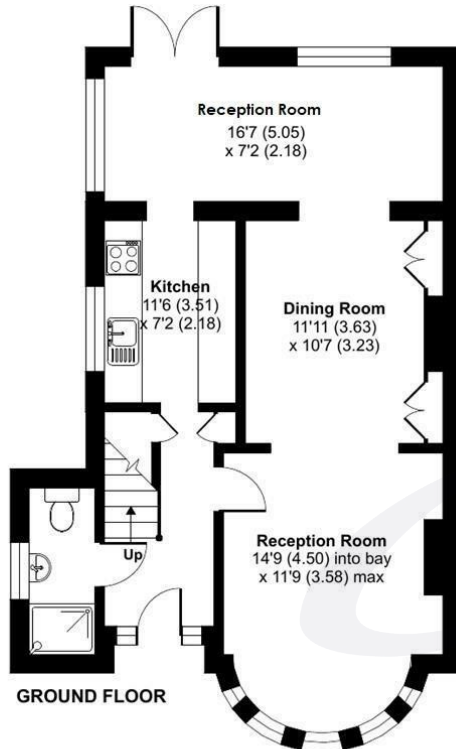


Approximate Area = 1096 sq ft / 101.8 sq m

Garage = 119 sq ft / 11.1 sq m

Total = 1215 sq ft / 112.9 sq m

For identification only - Not to scale





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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

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.