



22 Ashurst Close, Bognor Regis

Immaculately presented semi-detached house in cul-de-sac location with enclosed garden.



- ▶ **Modern Semi-Detached House**
- ▶ **Ground Floor WC**
- ▶ **Modern Refitted Kitchen**
- ▶ **Three Bedrooms**
- ▶ **Converted Garage and Driveway**
- ▶ **Cul-De-Sac Location**
- ▶ **'L' Shaped Sitting Room**
- ▶ **Dining Room**
- ▶ **Modern Refitted Bathroom**
- ▶ **No Forward Chain**

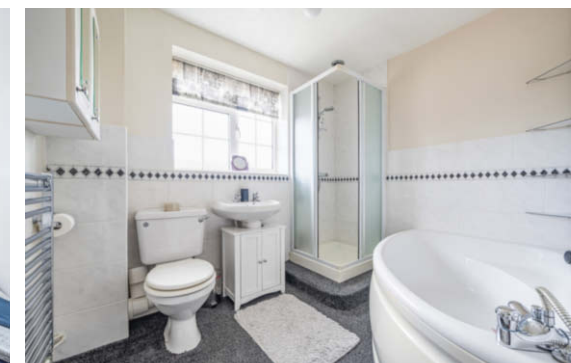
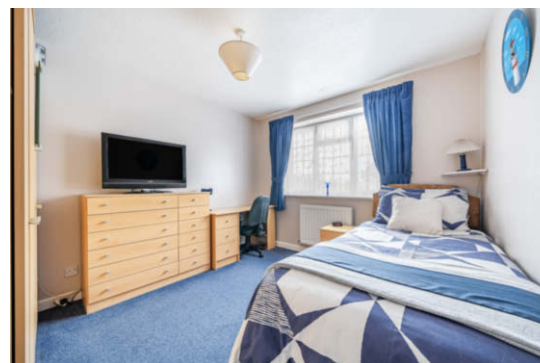
This immaculately presented semi-detached house is offered with No Forward Chain. The property has been much loved and well maintained for many years by the current owner.

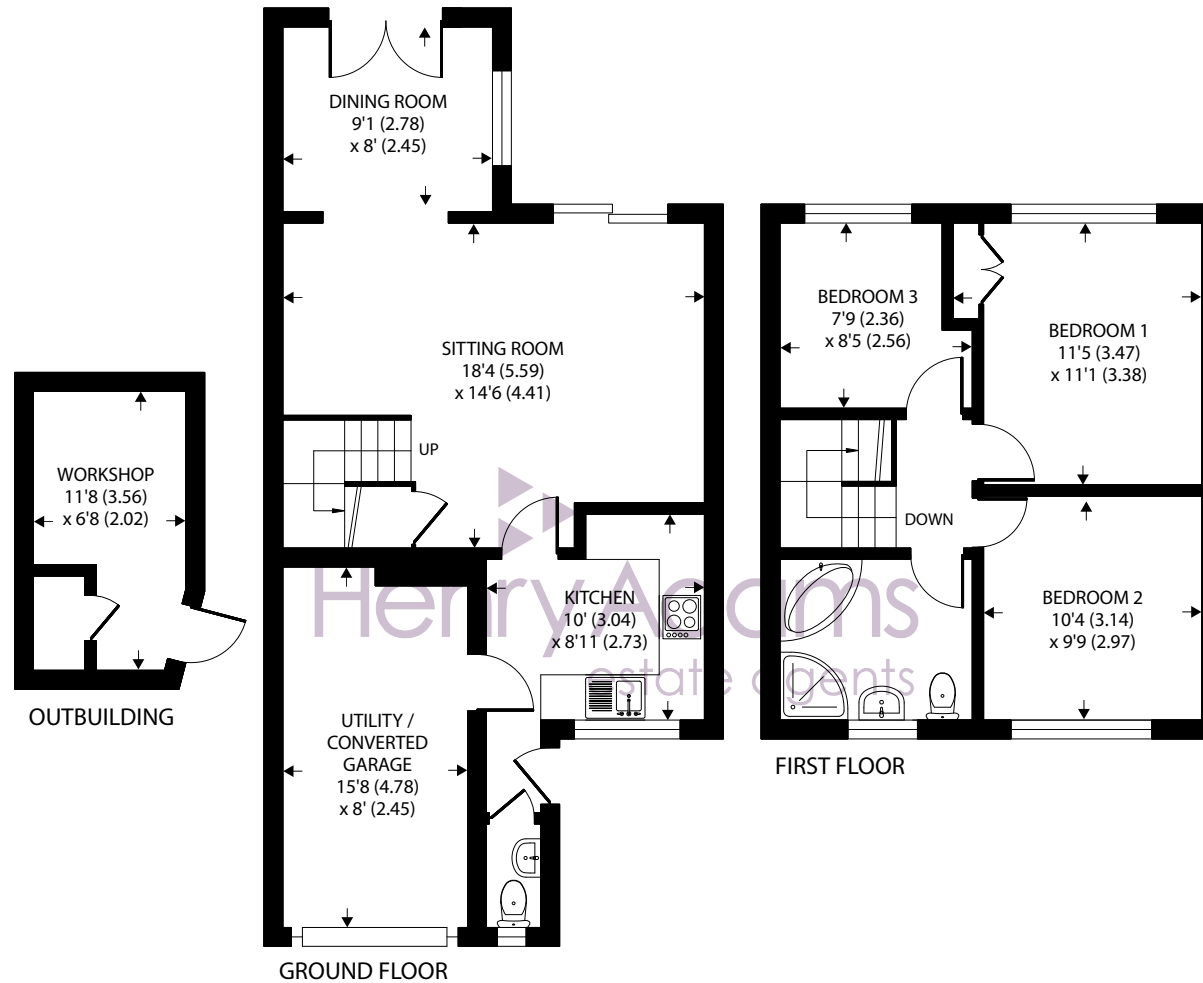
The accommodation briefly comprises entrance hall with ground floor WC and access to the converted garage which now offers additional kitchen units and storage. The kitchen is fitted with wall and floor units, a stainless steel sink unit, free-standing oven and space for white goods. The 'L' shaped sitting room has the stairs to the 1st floor and leads to the extended dining room and patio doors opening onto the enclosed rear garden.

On the first floor, there are three bedrooms, two of which are doubles. The principal bedroom has fitted wardrobes and a single bedroom. The family bathroom is fitted with a white suite comprising corner bath, shower cubicle, basin and WC.

Outside, the property is approached by a driveway leading to the integral converted garage and there are additional parking spaces in the close. The rear walled garden is an easy maintenance courtyard style with a pergola, ideal for alfresco entertaining and a substantial timber workshop with light and power.

Council Tax Band: C





Approximate Area = 825 sq ft / 76.6 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Garage = 126 sq ft / 11.7sq m
Total = 1030 sq ft / 95.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Ashurst Close is situated just off the main A259 with excellent access into the Cathedral City of Chichester and the seaside town of Bognor Regis with its precinct shopping facilities and mainline railway station to London Victoria and the South Coast. Ideally located for the local schools and transport links.

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