



Shelley Cottage Sudley Road, Bognor Regis

Guide Price £200,000

Shelley Cottage, Sudley Road

A bijou secluded cottage located in the town centre of Bognor Regis and offered with no onward chain.

- Character Cottage
- Sitting Room
- Dining Area
- Two Bedrooms
- Courtyard Style Garden
- Secluded Location
- Excellent Location for the Town Centre

This would be ideal for first time buyers, investors, a holiday home for a weekend retreat.

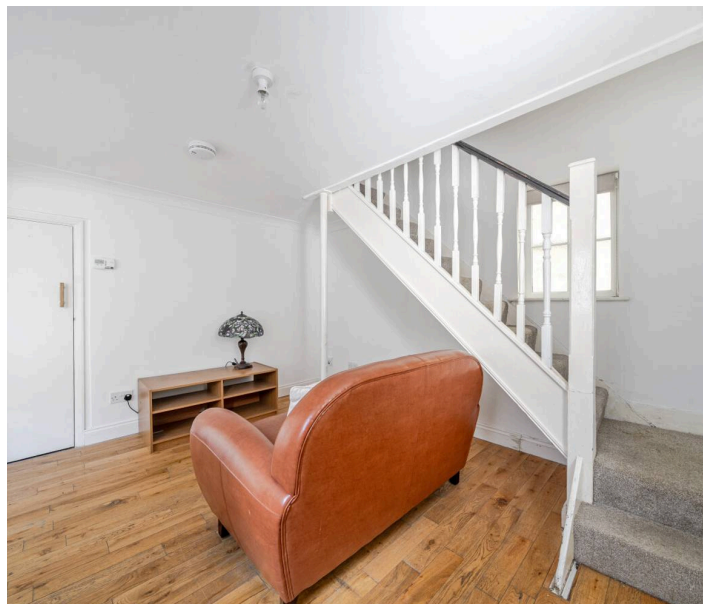
This cottage benefits from gas fired central heating and double glazing. The accommodation briefly comprises, sitting room, dining area, kitchen, two double bedrooms and a bathroom.

Outside, the private courtyard has a useful storage area. We understand early vacant possession may be possible as there is no onward chain. A viewing is highly recommended to appreciate its convenient position within the town centre and beach.

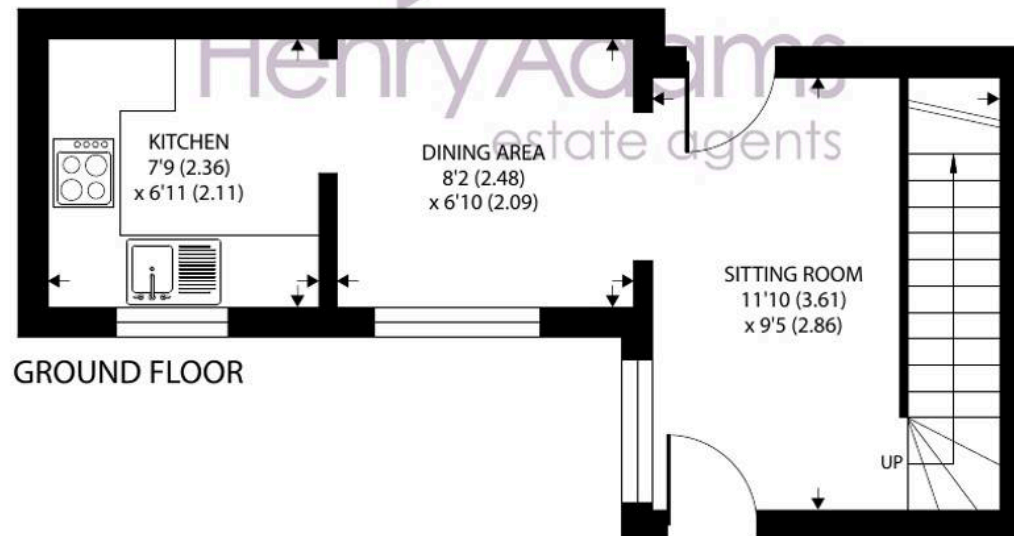
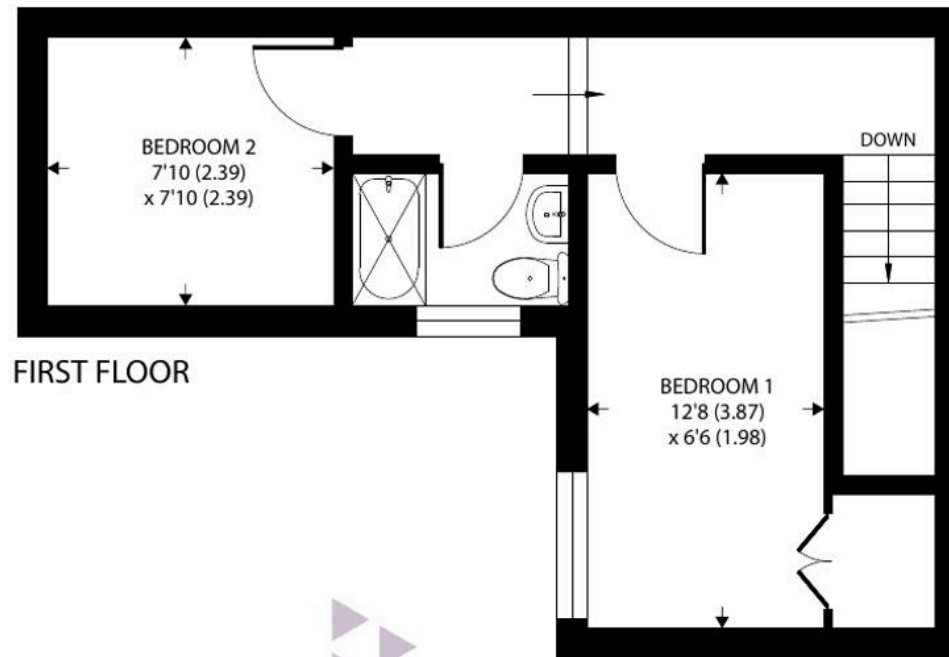
What3Words [///swim.spell.quee](https://www.what3words.com/swim.spell.quee)

Tenure: Freehold & Council Tax Band: C

EPC Energy Efficiency Rating: D







Sudley Road, Bognor Regis

Approximate Area = 496 sq ft / 46 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1202706



Bognor Regis Pier

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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.