



17 Pinewood Gardens, Bognor Regis

Guide Price £325,000



## 17 Pinewood Gardens

Well presented three bedroom end of terrace house tucked away in a peaceful cul-de-sac.

- Modern Family Home in Cul-de-Sac
- Presenting in Good Decorative Order
- Entrance Hall with Ground Floor WC
- Open Plan Sitting/Dining Room
- Fully Fitted Kitchen
- Three Generous Bedrooms
- Refitted Family Bathroom
- Gardens Front and Back
- Garage in a Compound and Visitor Parking
- NO FORWARD CHAIN

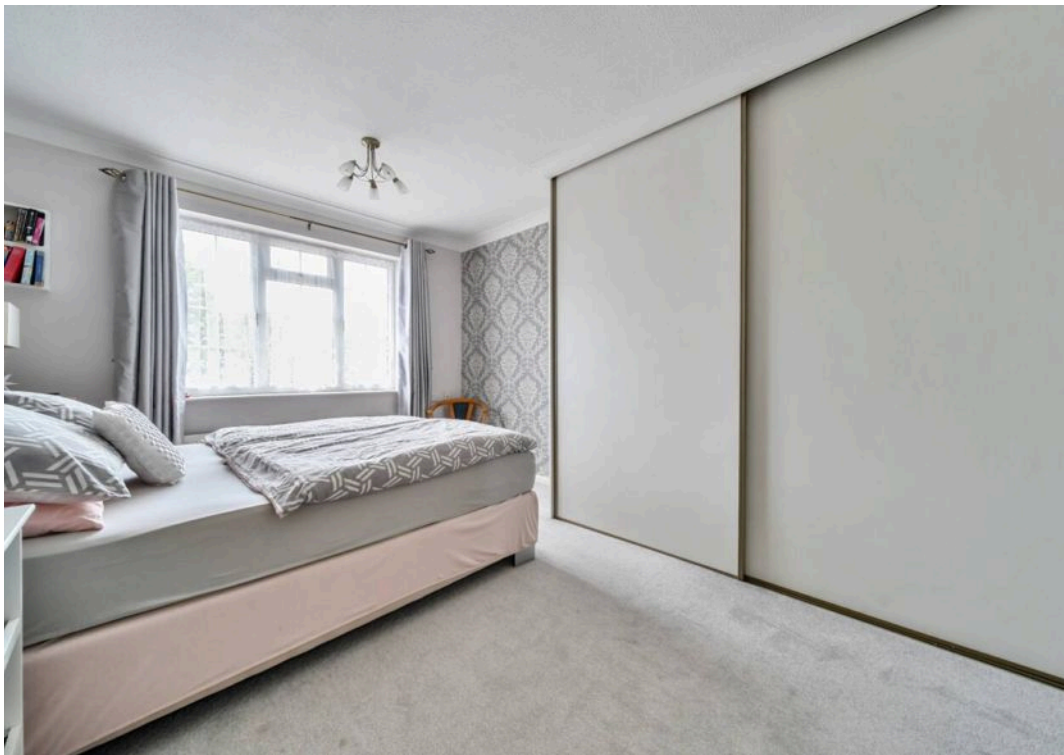
Welcome to this fantastic three bedroom end of terrace house tucked away in a peaceful cul-de-sac. The modern family home is a gem, with a welcoming atmosphere from the moment you step inside.

Upon entering, you'll find yourself in the bright entrance hall, which conveniently houses a ground floor WC. The layout flows beautifully into the open plan sitting and dining room, providing a spacious area perfect for both relaxing and entertaining. The fully fitted kitchen is a chef's dream, equipped with superior quality fixtures and fittings.

Upstairs, the property impresses with three generous bedrooms, all with fitted wardrobes offering plenty of space for the whole family or potential guests. The refitted family bathroom is a stylish addition, completing the home with modern touches.









Approximate Area = 898 sq ft / 83.4 sq m

Garage = 130 sq ft / 12 sq m

Total = 1028 sq ft / 95.4 sq m

For identification only - Not to scale





Outside, you'll find gardens to the front and back, providing outdoor space for gardening enthusiasts or for simply enjoying some fresh air. Additionally, the property comes with a garage in a compound and visitor parking for your convenience.

The current owners have poured love and attention into modernising and improving the property in recent years, ensuring that it meets the standards of the modern homeowner. With no forward chain, you can move in hassle-free and start enjoying your new home right away.

Located in a great area for local schools, this property is ideal for families looking for a convenient and comfortable place to call home. Don't miss out on this opportunity to own a wonderful property that ticks all the boxes. Come and see for yourself what this delightful house has to offer – you won't be disappointed!

Pinewood Gardens is a popular, well presented cul-de-sac. The Nyewood infant and junior school is very close (2 mins walk) and the Maywood doctors surgery is opposite the road. The seaside town of Bognor Regis is approximately two miles to the east with its precinct shopping facilities, range of cafes, bars and restaurants, the beach and promenade and the mainline railway station with services to London Victoria. The local secondary school is also within easy access.

What3Words [///cove.weep.kids](https://www.what3words.com/cove.weep.kids)

Tenure: Freehold & Council Tax Band: C

EPC Energy Efficiency Rating: D







## Henry Adams - Bognor and Aldwick

Henry Adams LLP, 25 High Street, Bognor Regis - PO21 1RS

01243 842123

[bognorandaldwick@henryadams.co.uk](mailto:bognorandaldwick@henryadams.co.uk)

[www.henryadams.co.uk](http://www.henryadams.co.uk)

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.