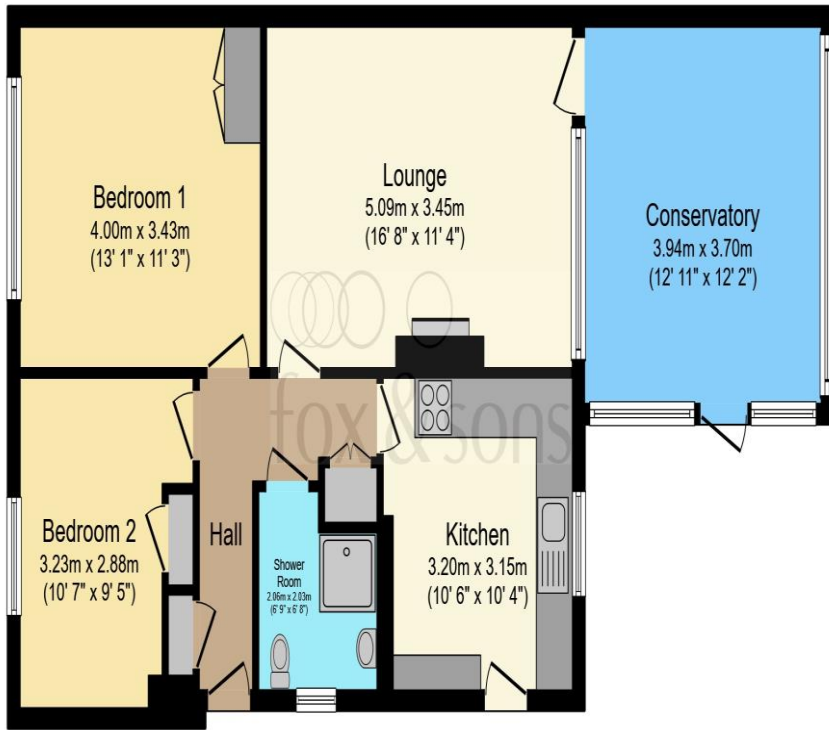




**Marylands Crescent, Bognor Regis, PO22 8DW**



Total floor area 77.5 m<sup>2</sup> (834 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## welcome to Marylands Crescent, Bognor Regis

- No Onward Chain
- Generously Sized Throughout
- South-Facing Rear Garden
- Ample Driveway Parking with Carport
- Two Double Bedrooms

Tenure: Freehold

EPC Rating: C

# £325,000



Situated within a quiet cul-de-sac and offered with no onward chain is this two bedroom bungalow with driveway parking.

The home comprises of a spacious living room leading through to the conservatory, kitchen/diner with access to the rear garden, two double bedrooms with built-in wardrobes and a 3-piece suite bathroom. Externally the home boasts a front garden with ample driveway parking and carport, to the rear is a great sized south-facing garden with patio area.

Located close to Felpham and Bognor Regis Town Centre and Train Station, both are easily accessed offering an array of shops and restaurants.

**check out more properties at** [fox-and-sons.co.uk](http://fox-and-sons.co.uk)



**Property Ref:**  
BRG108783 - 0004

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