



Gordon Avenue, Bognor Regis PO22 9LT

welcome to

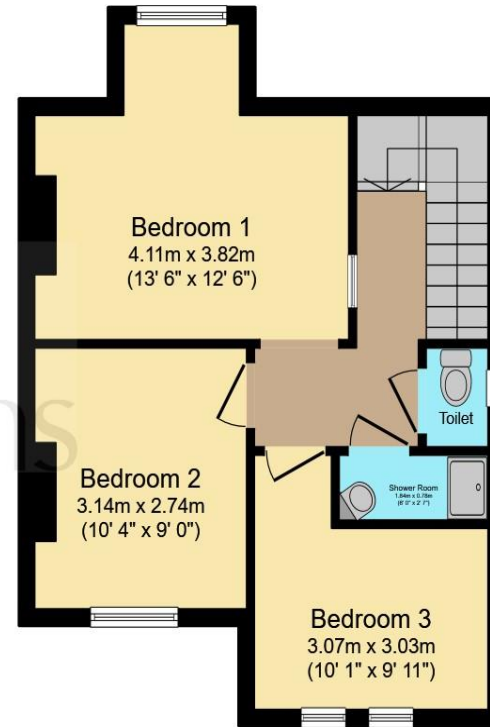
Gordon Avenue, Bognor Regis

Fox and Sons are proud to present this beautifully presented and recently renovated three-bedroom family home offers the perfect blend of modern living and functional space. Boasting a spacious layout over two floors, it's ideal for families, professionals, or anyone seeking comfort and convenience.





Ground Floor



First Floor

Total floor area 110.6 m² (1,191 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

welcome to

Gordon Avenue, Bognor Regis

- Fully renovated throughout with new flooring, décor, and fixtures
- Double glazing & gas central heating
- Convenient location close to local schools, shops, and transport links
- Potential for further extension or conversion (STPP)
-

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over
£325.000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BRG109031



Property Ref:
BRG109031 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01243 864161



BognorRegis@fox-and-sons.co.uk



59 High Street, BOGNOR REGIS, West Sussex,
PO21 1RX



fox-and-sons.co.uk