

1 Baldwin Close, Bognor Regis, West Sussex, PO22 6RQ



- One Bedroom House
- Refitted Bathroom
- Over Looking Playing Field
- Off Road Parking Space
- South Facing Rear Garden
- Chain Free

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What the agent says... " " "

This one-bedroom starter home is located in a popular area with local schools, shops and amenities close by. The property itself overlooks a popular playing field ideal for recreational activities.

The accommodation briefly comprises; entrance hall, living room, kitchen, stairs to first floor landing, bedroom and a refitted bathroom/WC. Externally, there is an off road parking space, front garden and south facing rear garden.

Local bus routes provide connections to other local towns and cities along the coast. This property is offered for sale chain free which should facilitate a quick sale.

Accommodation

Entrance Hall

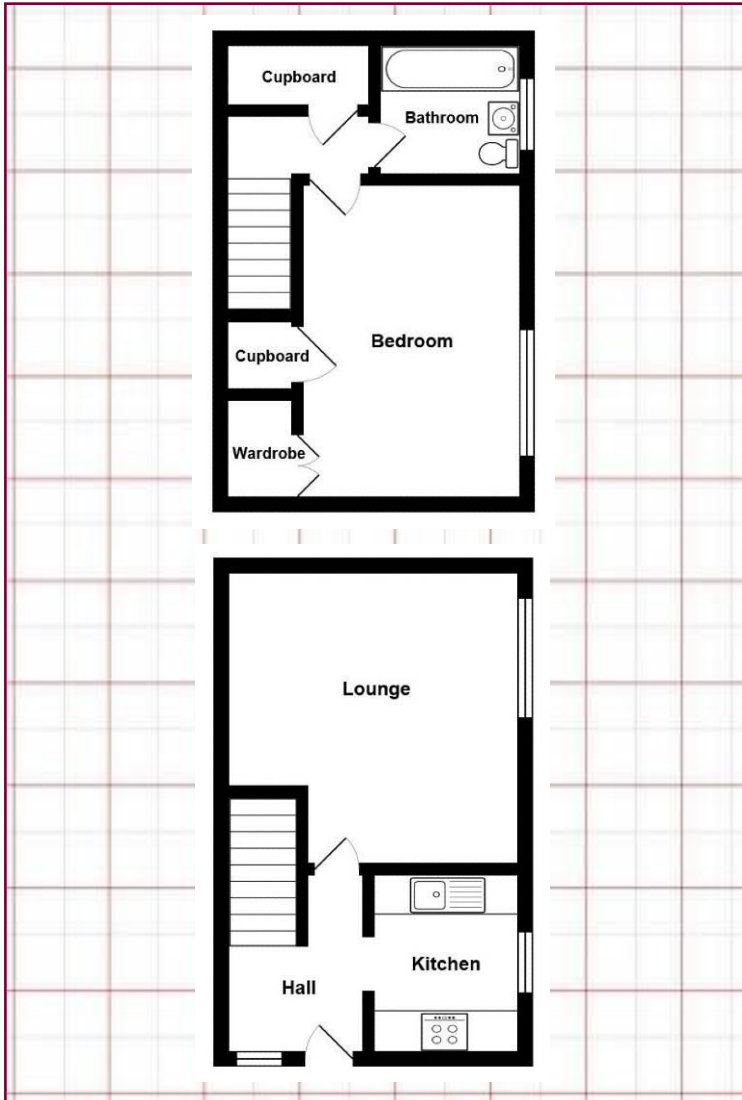
Living Room: 3.64m x 3.66m (11'11" x 12'0")

Kitchen: 1.77m x 2.23m (5'9" x 7'3")

Bedroom: 3.96m x 2.18m (12'11" x 7'1")

Bathroom: 1.79m x 1.9m (5'10" x 6'2")

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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