

White & Brooks

BOGNOR REGIS

Offers in Excess of £300,000

Lakeland Avenue • Bognor Regis • West Sussex

“Terraced House”



- ❖ Lounge/Diner
- ❖ Kitchen/Breakfast Room
- ❖ Downstairs Cloakroom
- ❖ Family Bathroom
- ❖ 3 Bedrooms
- ❖ En-Suite Shower Room To Primary Bedroom
- ❖ Enclosed Rear Garden
- ❖ Off Road Parking

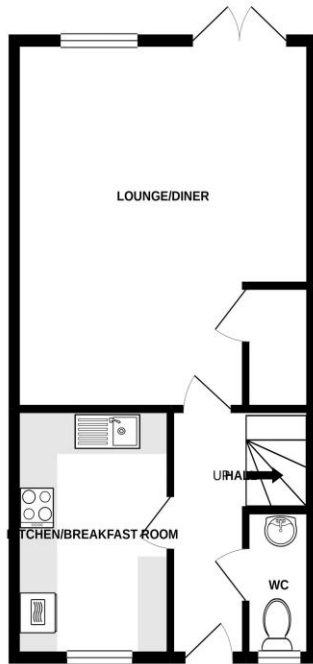
About The Property

White & Brooks are delighted to offer for sale, this well presented terraced house, situated within easy reach of local schools, shops and amenities and close to excellent road links. The accommodation briefly comprises to the ground floor, Kitchen/Breakfast Room, Lounge/Diner and Cloakroom. To the first floor there are, three Bedrooms, family Bathroom and En-Suite Shower Room to Primary Bedroom. The property further benefits from an enclosed rear garden, allocated parking and double glazing throughout. An internal viewings is essential to appreciate the location and accommodation on offer.

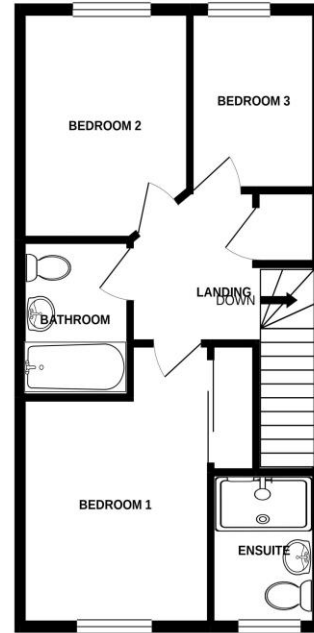


Floorplan and EPC

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	83	
(69-80) C		
(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	

White & Brooks

BOGNOR REGIS

Room Details

Entrance Hall

Kitchen/Breakfast Room 11' 11" x 8' 2" (3.64m x 2.49m)

Lounge/Diner 17' 9" x 15' 8" (5.4m x 4.77m)

Cloakroom

Stairs To:-

First Floor Landing

Bedroom 1 11' 1" x 9' 8" (3.37m x 2.94m)

En-Suite

Bedroom 2 11' 0" x 8' 8" (3.35m x 2.65m)

Bedroom 3 8' 8" x 6' 7" (2.64m x 2.01m)

Family Bathroom 7' 3" x 5' 7" (2.22m x 1.7m)

Enclosed Rear Garden

Allocated Parking

