

White & Brooks

BOGNOR REGIS

£210,000

Amberley Drive • Bognor Regis • West Sussex

“Ground Floor Maisonette”



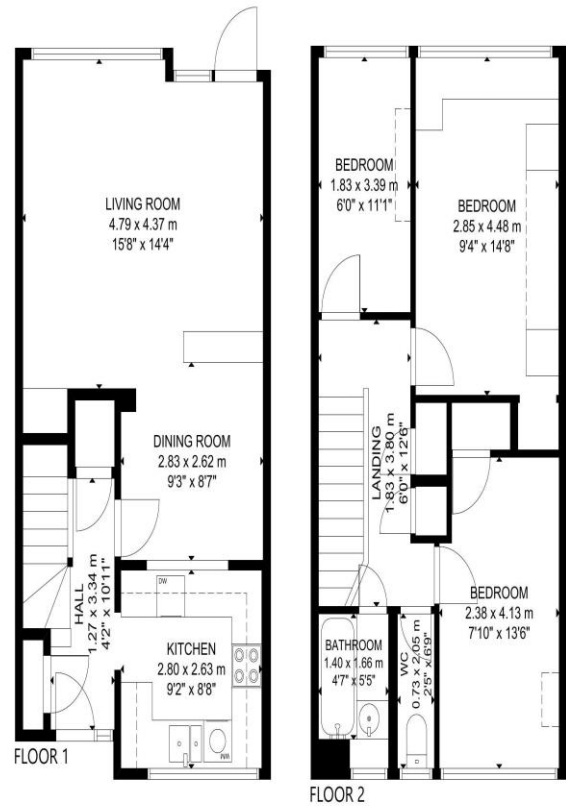
- ❖ Southerly Aspect Private Patio Garden
- ❖ 3 Bedrooms
- ❖ Living Room
- ❖ Dining Area
- ❖ Family Bathroom
- ❖ Separate WC
- ❖ Outside Storage Shed
- ❖ Communal Green Area

About The Property

Ground floor maisonette, situated close to local schools, shops and amenities. The accommodation briefly comprises to the ground floor, Entrance Hall, Kitchen, Living Room and Dining Area and to the first floor, three Bedrooms, family Bathroom and separate WC. The property further benefits from a southerly aspect private patio garden, leading to a communal green area and an outside storage shed. An internal viewing is essential to appreciate all the property has to offer.



Floorplan and EPC



GROSS INTERNAL AREA
TOTAL: 88 m²/950 sq ft
FLOOR 1: 43 m²/467 sq ft, FLOOR 2: 45 m²/483 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	72
(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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Room Details

UPVC Double Glazed Opaque Glass Front Door & Side Light

Entrance Hallway

Kitchen 9' 2" x 8' 8" (2.79m x 2.64m)

Living Room 15' 8" x 14' 4" (4.77m x 4.37m)

Dining Area 9' 3" x 8' 7" (2.82m x 2.61m)

Stairs To:-

First Floor Landing

Bedroom 1 9' 4" x 14' 8" (2.84m x 4.47m)

Bedroom 2 7' 10" x 13' 6" (2.39m x 4.11m)

Bedroom 3 6' 10" x 11' 1" (2.08m x 3.38m)

Bathroom 0' 0" x 0' 0" (0.00m x 0.00m)

Separate WC 0' 0" x 0' 0" (0.00m x 0.00m)

Southerly Aspect Private Patio Garden

Communal Green Area

