

White & Brooks

BOGNOR REGIS

£475,000

Parklands Avenue • Bognor Regis • West Sussex

“Detached House”



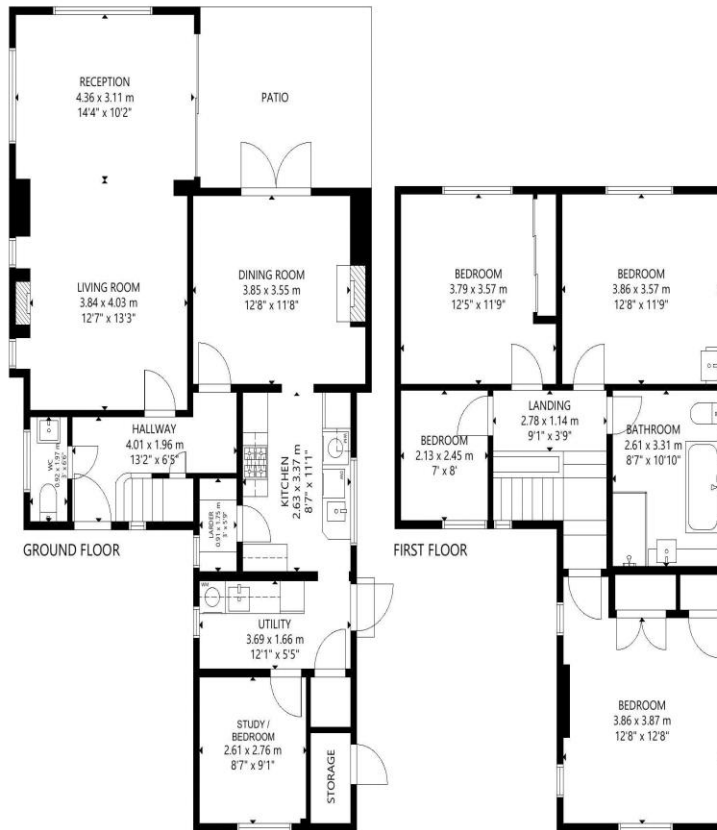
- ❖ Well Presented
- ❖ 4-5 Bedrooms
- ❖ Extended Lounge
- ❖ Separate Dining Room
- ❖ Kitchen & Utility Room
- ❖ 4 Piece Family Bathroom
- ❖ Enclosed Garden
- ❖ Driveway Providing Off Road Parking For 2-3 Vehicles

About The Property

White & Brooks are delighted to offer for sale, this well presented detached house, situated in this convenient location, close to the Town Centre, Mainline Railway Station and within easy reach of local schools and the seafront. The property boasts original character features and offers versatile living accommodation. The accommodation briefly comprises to the ground floor, Entrance Hall, Cloakroom, extended Lounge, separate Dining Room, Kitchen, Utility Room and Study/Downstairs Bedroom. To the first floor there are three double Bedrooms, an additional single Bedroom and a four piece family Bathroom. The property further benefits from an enclosed garden which surrounds the back and sides of the property and driveway providing off road parking for 2-3 vehicles. An internal viewing is essential to appreciate all the property has to offer.



Floorplan and EPC



GROSS INTERNAL AREA
 TOTAL: 153 m²/1,643 sq ft
 FLOOR 1: 83 m²/894 sq ft, FLOOR 2: 70 m²/749 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		78
(55-68) D	66	
(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

Entrance Hall

Cloakroom

Kitchen 8' 7" x 11' 11" (2.61m x 3.63m)

Utility Room 12' 1" x 5' 5" (3.68m x 1.65m)

Study/Bedroom 8' 7" x 9' 1" (2.61m x 2.77m)

Dining Room 12' 8" x 11' 8" (3.86m x 3.55m)

Living Room 12' 7" x 13' 3" (3.83m x 4.04m)

Reception Area 14' 4" x 10' 2" (4.37m x 3.10m)

Stairs To:-

First Floor Landing

Bedroom 1 12' 8" x 12' 8" (3.86m x 3.86m)

Bedroom 2 8' 7" x 10' 10" (2.61m x 3.30m)

Bedroom 3 12' 5" x 11' 9" (3.78m x 3.58m)

Family Bathroom 8' 7" x 10' 10" (2.61m x 3.30m)

Bedroom 4 7' 0" x 8' 0" (2.13m x 2.44m)

Rear Garden

Driveway For 2-3 Vehicles

