

White & Brooks

BOGNOR REGIS

£450,000

Westminster Drive • Aldwick • West Sussex

“Detached Bungalow”



- ❖ Situated Close To Rose Green Shops & Amenities
- ❖ Well Presented
- ❖ 3 Bedrooms
- ❖ Lounge/Diner
- ❖ Family Bathroom & Additional WC
- ❖ Detached Garage & Driveway
- ❖ Enclosed Rear Garden
- ❖ No Forward Chain

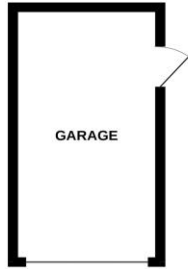
About The Property

Well presented detached bungalow, situated in this sought after area within easy reach of Rose Green shops and amenities. Bognor Regis town centre is nearby, where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester, which provides a wide variety of cultural, leisure and shopping facilities, including the internationally renowned Festival Theatre, Pallant House Gallery and museums, is approximately six miles. Approximately 10 miles to the North West lies Goodwood with its' famous race course, golf courses and airfield and which is also home to the annual Festival of Speed and The Revival. The A27 provides easy access across the Coast to Brighton to the East and Southampton to the West. The accommodation briefly comprises, Entrance Hall, three Bedrooms, Kitchen, L-shaped Lounge/Diner, family Bathroom and an additional Cloakroom. The property further benefits from a detached garage, driveway providing off road parking, an enclosed rear garden and is offered for sale with no forward chain. An internal viewing is essential to appreciate all the property has to offer.



Floorplan and EPC

GROUND FLOOR
952 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 floorplan 12/2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Room Details

Entrance Hall

Lounge/Diner 22' 1" x 16' 7" (6.73m x 5.06m)

Kitchen 11' 5" x 8' 3" (3.48m x 2.51m)

Bedroom 3 8' 2" x 8' 0" (2.48m x 2.44m)

Bedroom 2 10' 0" x 8' 9" (3.06m x 2.67m)

Bedroom 1 10' 6" x 12' 0" (3.2m x 3.65m)

Family Bathroom 7' 10" x 5' 11" (2.4m x 1.8m)

Cloakroom

Enclosed Rear Garden

Detached Garage

Driveway

