

White & Brooks

BOGNOR REGIS

£270,000

Laurel Grove • Bognor Regis • West Sussex

“Terraced Town House”



- ❖ Situated In A Convenient Location
- ❖ 5 Bedrooms
- ❖ Living Room With Private Balcony
- ❖ Kitchen/Diner
- ❖ Downstairs Cloakroom
- ❖ Integral Garage
- ❖ Double Glazing Throughout
- ❖ Gas Fired Central Heating

About The Property

Terraced town house situated in this convenient location, close to local schools, shops and amenities. Bognor Regis Town Centre and the seafront are also nearby and there are excellent road links to Chichester City Centre and beyond. The accommodation briefly comprises to the ground floor, Entrance Hall, Cloakroom and Kitchen/Diner. To the first floor there is a spacious Living Room with private Balcony, two Bedrooms and Shower Room and to the second floor, a further three Bedrooms. The property further benefits from an integral garage, double glazing throughout and gas fired central heating. An internal viewing is essential to appreciate all the property has to offer.

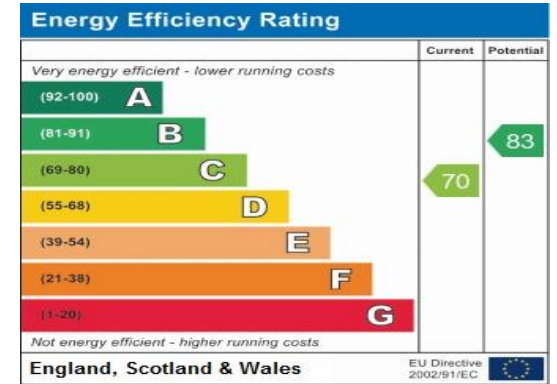


Floorplan and EPC



TOTAL FLOOR AREA: 1308 sq ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
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Room Details

Entrance Door

Cloakroom

Kitchen/Diner 19' 0" x 8' 10" (5.78m x 2.7m)

Integral Garage 16' 1" x 7' 9" (4.9m x 2.35m)

Stairs To:-

First Floor Landing

Bedroom 3 11' 1" x 9' 3" (3.37m x 2.81m)

Shower Room

Living Room 15' 3" x 9' 3" (4.65m x 2.81m)

Private Balcony 7' 11" x 15' 1" (2.42m x 4.61m)

Bedroom 5 7' 3" x 6' 2" (2.21m x 1.88m)

Stairs To:-

Second Floor Landing

Bedroom 1 13' 3" x 9' 4" (4.04m x 2.84m)

Bedroom 2 13' 1" x 9' 3" (4.0m x 2.81m)

Bedroom 4 10' 4" x 6' 3" (3.15m x 1.91m)

