



9 Hampton Court, Bognor Regis

£270,000 Freehold

No onward chain • Gas Fired Central Heating • Double Glazing Throughout • Downstairs Cloakroom • Allocated Parking • In Good Decorative Order • 3 Good Sized Bedrooms • Living Room • Staggered Terraced House • Secluded Rear Garden • Kitchen/Diner

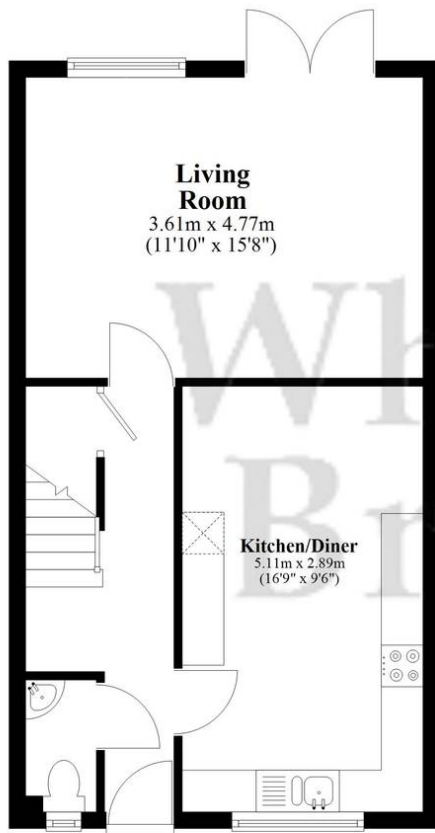


**White &
Brooks**

ESTATE AGENTS

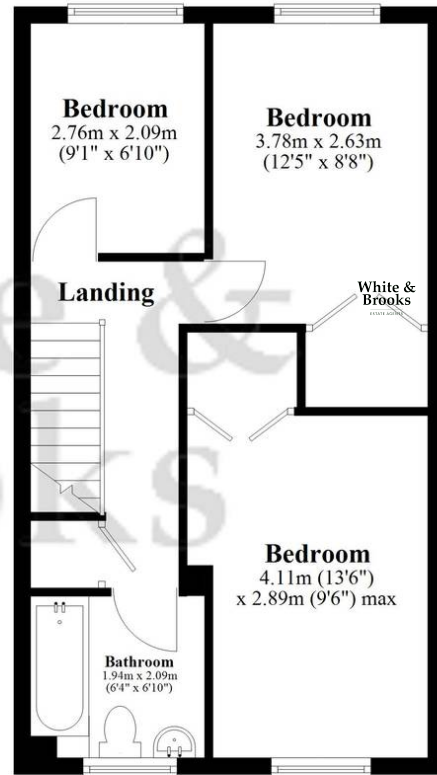
Ground Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

"White & Brooks are delighted to offer for sale this staggered three bedroom terraced house, situated in a popular cul-de-sac location within easy access of Bognor Regis Town Centre and local schools and amenities and offered for sale with no onward chain.

The accommodation is, in our opinion, offered in good decorative order, with light and spacious rooms and good sized bedrooms. The accommodation briefly comprises to the ground floor, kitchen/diner, living room and cloakroom and to the first floor, two double bedrooms with fitted wardrobes, a further single bedroom and a family bathroom.

The property further benefits from a secluded rear garden with rear access, gas fired central heating, double glazing throughout and an allocated parking space. An internal viewing is essential to appreciate the location and accommodation on offer.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £69 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required."

Council Tax Band: C

Energy Efficiency Rating: D

Agent's Note: We have not tested any equipment, fittings, or services and cannot confirm their working order. Buyers should seek verification from their solicitor or surveyor. Items shown in photos may not be included in the sale. Room measurements are approximate and should not be relied upon for ordering furniture, appliances, or flooring. These particulars are intended as a general guide only.