

**WHITE &  
BROOKS**  
BOGNOR REGIS

**£280,000**

**Hampshire Avenue • Bognor Regis • West Sussex**

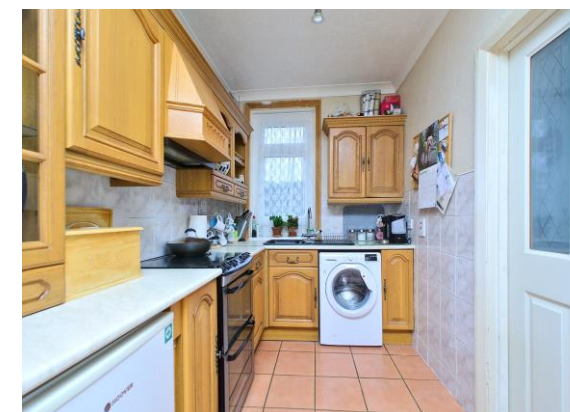
## **“Semi-Detached House”**



- ❖ Situated Close To Local Schools, Shops & Amenities
- ❖ 3 Bedrooms
- ❖ 2 Reception Rooms
- ❖ Kitchen
- ❖ Downstairs Cloakroom
- ❖ Conservatory
- ❖ Southerly Aspect Rear Garden
- ❖ Driveway Providing Off Road Parking
- ❖ Detached Garage

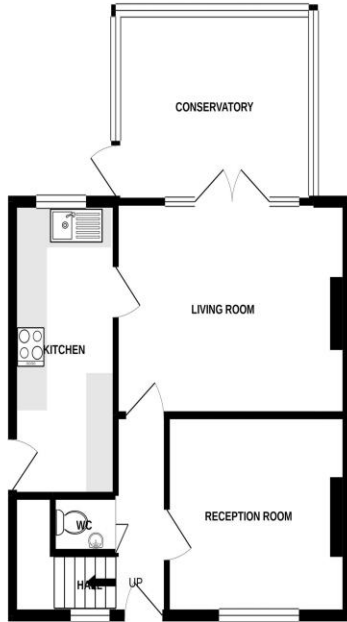
## About The Property

White & Brooks are delighted to offer for sale, this three Bedroom, Semi-Detached house, situated close to local schools, shops and amenities. The accommodation briefly comprises to the ground floor, Living Room, second Reception Room, Kitchen, Conservatory and Cloakroom. To the first floor there are three Bedrooms and family Bathroom. Further benefits include a enclosed southerly aspect rear garden, driveway to the front providing off road parking and a detached garage. An internal viewing is essential to appreciate all the property has to offer.

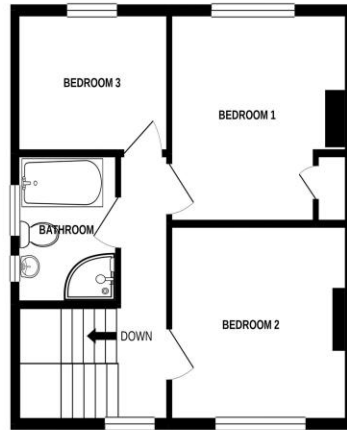


# Floorplan and EPC

GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.

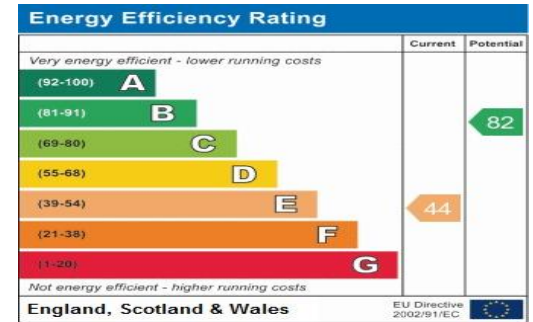


1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 sq.m.) approx.

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

**Entrance Hallway**

**Living Room** 10' 7" x 15' 3" (3.23m x 4.65m)

**Kitchen** 15' 2" x 6' 9" (4.62m x 2.05m)

**Second Reception Room** 9' 11" x 11' 11" (3.01m x 3.63m)

**Downstairs Cloakroom**

**Conservatory** 9' 2" x 13' 1" (2.8m x 4m)

**Stairs To:-**

**First Floor Landing**

**Bedroom 1** 10' 9" x 11' 11" (3.27m x 3.64m)

**Bedroom 2** 9' 11" x 11' 11" (3.01m x 3.64m)

**Bedroom 3** 7' 1" x 10' 2" (2.16m x 3.11m)

**Family Bathroom**

**Rear Garden**

**Detached Garage**

**Driveway**

