

White & Brooks

BOGNOR REGIS

£225,000

Henry Street • Bognor Regis • West Sussex

“Character features”



- ❖ Open Plan
- ❖ Ground Floor Bathroom
- ❖ Dressing Room to Master Bedroom
- ❖ Utility Area
- ❖ Newly well presented
- ❖ 2 Bedrooms
- ❖ Private Garden

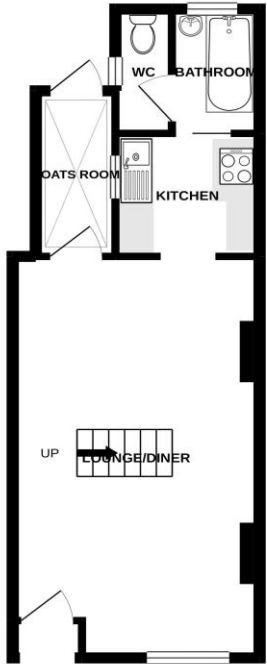
About The Property

A charming terraced character cottage situated in a convenient location close to the Town Centre and Station. The property is immaculately presented for sale and comprises 2 Bedroom, and dressing room to master bedroom to the First Floor, and to the Ground Floor there is a dual aspect Living/Dining Room and Kitchen, and family bathroom. The property also benefits from double glazing, gas fired central heating and a private enclosed Rear Courtyard Garden. An internal viewing is essential to appreciate the accommodation on offer.

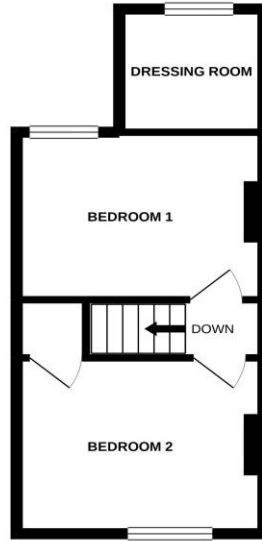


Floorplan and EPC

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 sq.m.) approx.

While 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.
Made with Metrepro 10/201

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	64
(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

Living Room 21' 6" x 11' 10" (6.55m x 3.6m)

Kitchen 6' 6" x 6' 8" (1.98m x 2.03m)

Family Bathroom

Bedroom 1 8' 11" x 11' 10" (2.72m x 3.6m)

Dressing Room 6' 7" x 6' 11" (2.01m x 2.12m)

Bedroom 2 9' 5" x 11' 10" (2.86m x 3.6m)

Utility Area 8' 10" x 4' 3" (2.7m x 1.3m)

Rear Garden

