

WHITE &
BROOKS
BOGNOR REGIS

£230,000

Adlington Gardens • Bognor Regis • West Sussex

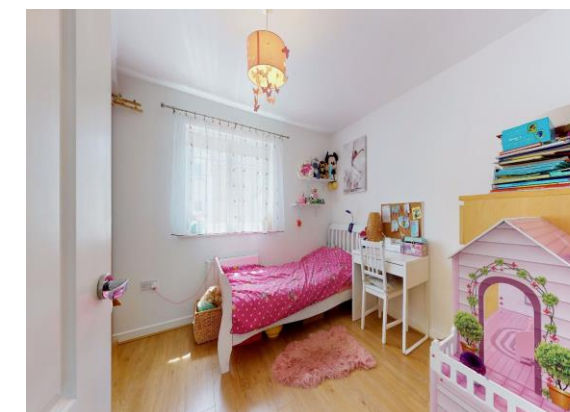
“End Of Terraced House”



- ❖ Well Presented
- ❖ Cul-De-Sac Location
- ❖ 2 Double Bedrooms
- ❖ Lounge/Diner
- ❖ Kitchen
- ❖ Family Bathroom
- ❖ Downstairs Cloakroom
- ❖ Westerly Facing Rear Garden
- ❖ Off Road Parking

About The Property

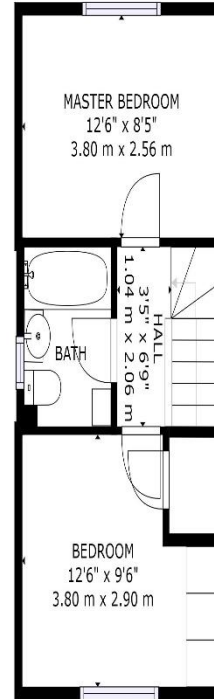
Well presented end of terraced house, situated in a cul-de-sac location, within close proximity to local schools, shops and amenities. The accommodation briefly comprises to the ground floor, Kitchen, Cloakroom and Lounge/Diner and to the first floor, two double Bedrooms and family Bathroom. The property further benefits from a westerly facing rear garden and off road parking. An internal viewing is essential to appreciate all the property has to offer.



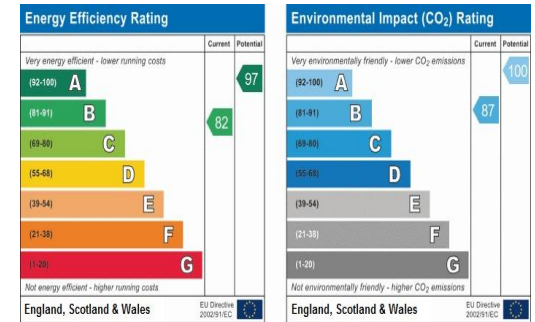
Floorplan and EPC



GROSS INTERNAL AREA
 FLOOR 1: 315 sq ft, 30 m²; FLOOR 2: 315 sq ft, 29 m²
 TOTAL: 630 sq ft, 59 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
 FLOOR 1: 325 sq ft, 30 m²; FLOOR 2: 315 sq ft, 29 m²
 TOTAL: 639 sq ft, 59 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Room Details

UPVC Double Glazed Opaque Glass Front Door

Leading to:-

Entrance Hallway

Wall mounted radiator, stairs to first floor landing and doors to Cloakroom, Kitchen and Lounge/Diner.

Cloakroom 5' 1" x 2' 4" (1.55m x 0.71m)

Double glazed opaque glass window to front aspect, corner pedestal wash hand basin, low level WC and wall mounted radiator.

Kitchen 10' 1" x 5' 3" (3.07m x 1.60m)

Double glazed window to front aspect, modern wall and base level kitchen units, roll edge work surfaces, 1 and a half bowl stainless steel sink with mixer tap and drainer unit, 4 ring gas hob with stainless steel splash back, extractor fan over and oven under, space for upright fridge freezer and plumbing and space for washing machine.

Lounge/Diner 15' 4" x 12' 4" (4.67m x 3.76m)

Double glazed french doors and windows onto rear garden, double glazed window to side aspect, wall mounted radiator, space for dining table and storage cupboard.

Stairs To:-

First Floor Landing

Wall mounted radiator and doors to Bedrooms and Bathroom.

Bedroom 1 12' 4" x 9' 4" (3.76m x 2.84m)

Double glazed window to front aspect, storage cupboard and wall mounted radiator.

Bedroom 2 12' 4" x 8' 4" (3.76m x 2.54m)

Double glazed window to rear aspect and wall mounted radiator.

Bathroom 6' 9" x 5' 7" (2.06m x 1.70m)

Double glazed window to side aspect, panel enclosed bath with shower over and shower screen, pedestal wash hand basin, low level WC and wall mounted radiator.

Outside

Rear Garden

Westerly aspect rear garden, with lawn and patio area, timber storage shed, side access gate and enclosed by close board fencing.

Off Road Parking

