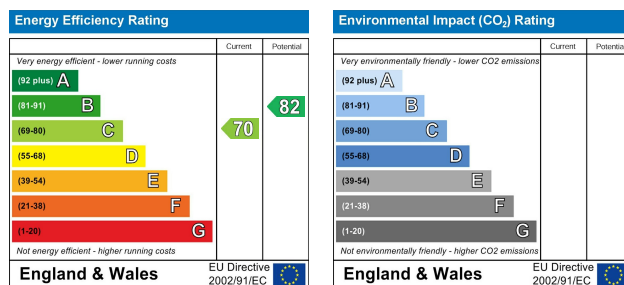




**Shripney Road, Bognor Regis, West Sussex PO22 9NW**  
**£1,900 PCM**



**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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PS&B are very pleased to offer this character house conveniently situated between Westergate & Bognor Regis providing excellent road links to all surrounding areas & retail parks offering many facilities close by. The house is approximately 300 years old & offered with many original features such as beamed ceilings & was renovated in 2017 offering a light & spacious family home. The house is offered unfurnished & comprises of: entrance porch, dining room with 2 fireplaces (one being an Inglenook), lounge with fireplace & double doors to rear garden, country style kitchen with electric oven, grill and induction hob, cloakroom/utility room, spacious games room, 5th bedroom/study/den with door to garden, inner hall with under stairs study or dog area. First floor to a family bathroom, 3 bedrooms, a master bedroom with walk in wardrobe & en-suite shower room. The rear garden is enclosed & mainly laid to lawn with a paved patio area, graveled patio area & 2 sheds. Graveled area which provides parking for several cars. Gas heating (underfloor heating in lounge & kitchen with radiators elsewhere). Majority double glazing. Roof solar panels contribute towards electricity. Pets may be considered. No smoking, no sharers. Council tax band D (£2163.65 approx). EPC: C Managed tenancy.

- Large Garden
- Well Presented
- Gas Heating
- Fitted Kitchen
- Under Floor Heating
- Oven & Hob
- Majority Double Glazed
- Solar Panels
- Ensuite



