



153 Orchard Way, Bognor Regis PO22 9JY

£245,000 Freehold



2 Bedrooms



1 Bathroom



2 Reception Rooms



Sims Williams

## Key Features

- End Of Terrace 1950s House
- Two Double Bedrooms
- Spacious Dual Aspect Sitting Room
- Conservatory/Dining Room
- Modern Shower Room
- Fitted Kitchen With Storage
- South Westerly Facing Rear Garden
- Well Presented Throughout
- Convenient Location Close To Town Centre

## EPC Rating

Current = D  
Potential = B

## Council Tax Band

Band = B

## Tenure - Freehold

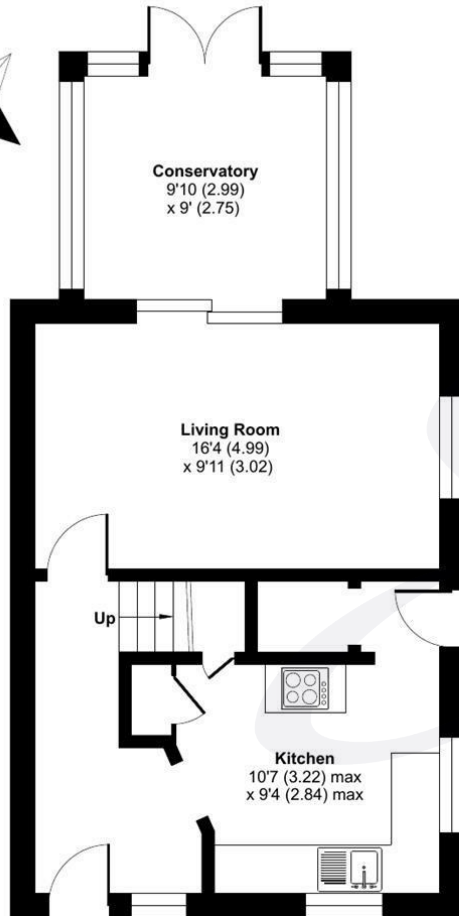


Approximate Area = 852 sq ft / 79.1 sq m

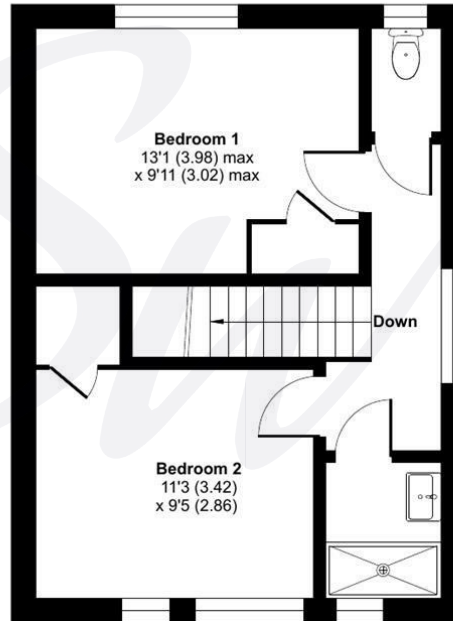
Outbuilding = 54 sq ft / 5 sq m

Total = 906 sq ft / 84.1 sq m

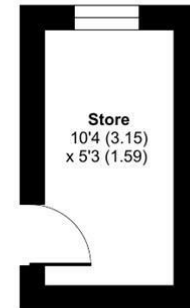
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING





[simswilliams.co.uk](http://simswilliams.co.uk)

#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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8a High Street

Sales 01903 885678

Lettings 01903 881133

[arundel@simswilliams.co.uk](mailto:arundel@simswilliams.co.uk)

#### BOGNOR REGIS

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46 High Street

Sales 01243 862626

Lettings 01243 836055

[bognor-regis@simswilliams.co.uk](mailto:bognor-regis@simswilliams.co.uk)

Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.