goodmove

# 00 Merton Close, Bognor Regis, PO21 5SQ
# Offers in excess of £395,000

Situated in a quiet and sought-after residential cul-de-sac, this spacious four-bedroom detached family home offers over 1,375 sq. ft. of versatile accommodation and is perfectly positioned close to local shops, schools, parks and excellent transport links into Bognor Regis town centre and the seafront.

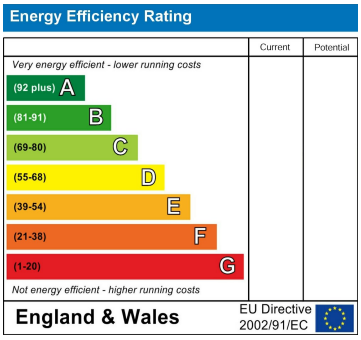
The ground floor features a generous 18ft dual-aspect lounge, a separate 14ft reception/dining room, a fitted kitchen, convenient downstairs WC and a bright conservatory overlooking the rear garden – ideal for family living and entertaining alike. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with adjoining dressing room, together with a modern family bathroom.

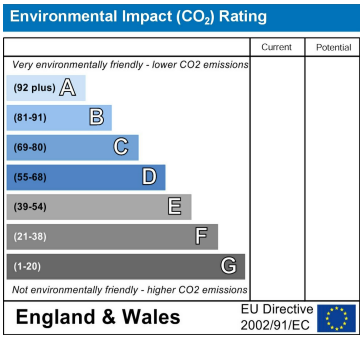
Externally, the property benefits from a private driveway providing off-road parking, an integral garage and attractive front and rear gardens.

An ideal family home in a peaceful location, combining generous living space with excellent local amenities and easy access to the coast. Early viewing is highly recommended.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



goodmove

Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk