



65 Ash Grove

South Bersted | Bognor Regis | West Sussex | PO22 9JT

Price £285,000

Freehold

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HU285 - 05/26

Features

- 3 Bedroom Semi-Detached Family Home
- Popular Location On Outskirts Of Bognor Regis
- Living Room, Kitchen/Dining Room & Conservatory
- Double Glazing & Gas Heating (Radiators)
- On-Site Parking & Generous Rear Garden
- No Onward Chain
- 925.1 Sq Ft / 85.9 Sq M

Situated within a popular location on the outskirts of Bognor Regis, this well presented semi-detached family home is offered for sale with no onward chain.

The accommodation comprises entrance hall, living room at the front, kitchen/dining room at the rear, double glazed conservatory, landing, three bedrooms and first floor bathroom. The property also offers double glazing, a gas heating system via radiators, on-site parking for approximately four vehicles and a generous rear garden with outbuilding.

A double glazed front door leads into the entrance where there is a wall mounted electric consumer unit, a carpeted staircase to the first floor with handrail/balustrade and useful under-stair storage cupboard. Doors lead to the kitchen/dining room at the rear and the living room, which is positioned at the front of the property with a large window to the front and laminate flooring.

The kitchen/dining room is positioned at the rear of the property with a range of base, drawer and wall mounted units, roll edge work surfaces, tiled splash-back, space and plumbing for a washing machine, space for an electric cooker and free-standing fridge/freezer, space for an under-counter appliance, tiled flooring, windows to the side and rear and double glazed door to the rear leading into the adjoining double glazed conservatory, which has windows to both sides and rear, radiator and double glazed door to the rear, providing access into the generous rear garden.

The first floor landing has fitted carpet and an access hatch to the loft space (which houses the gas combination boiler). Doors lead to the three bedrooms and bathroom.

Bedroom 1 is a good size double room with window to the front, laminate flooring and built-in wardrobe. Bedroom 2 has a window to the rear and laminate flooring, while bedroom 3 is positioned at the front of the property with a window to the front, laminate flooring and over-stair bulk head. The bathroom has a white suite of bath with electric shower over and fitted glazed shower screen, wash basin with storage under and adjacent enclosed cistern wc, heated towel rail, tiled splash-backs and window to the rear.

Externally, there is a gravel frontage providing on-site parking for approximately four vehicles and a generous rear garden which is predominantly lawn with a purpose built store.



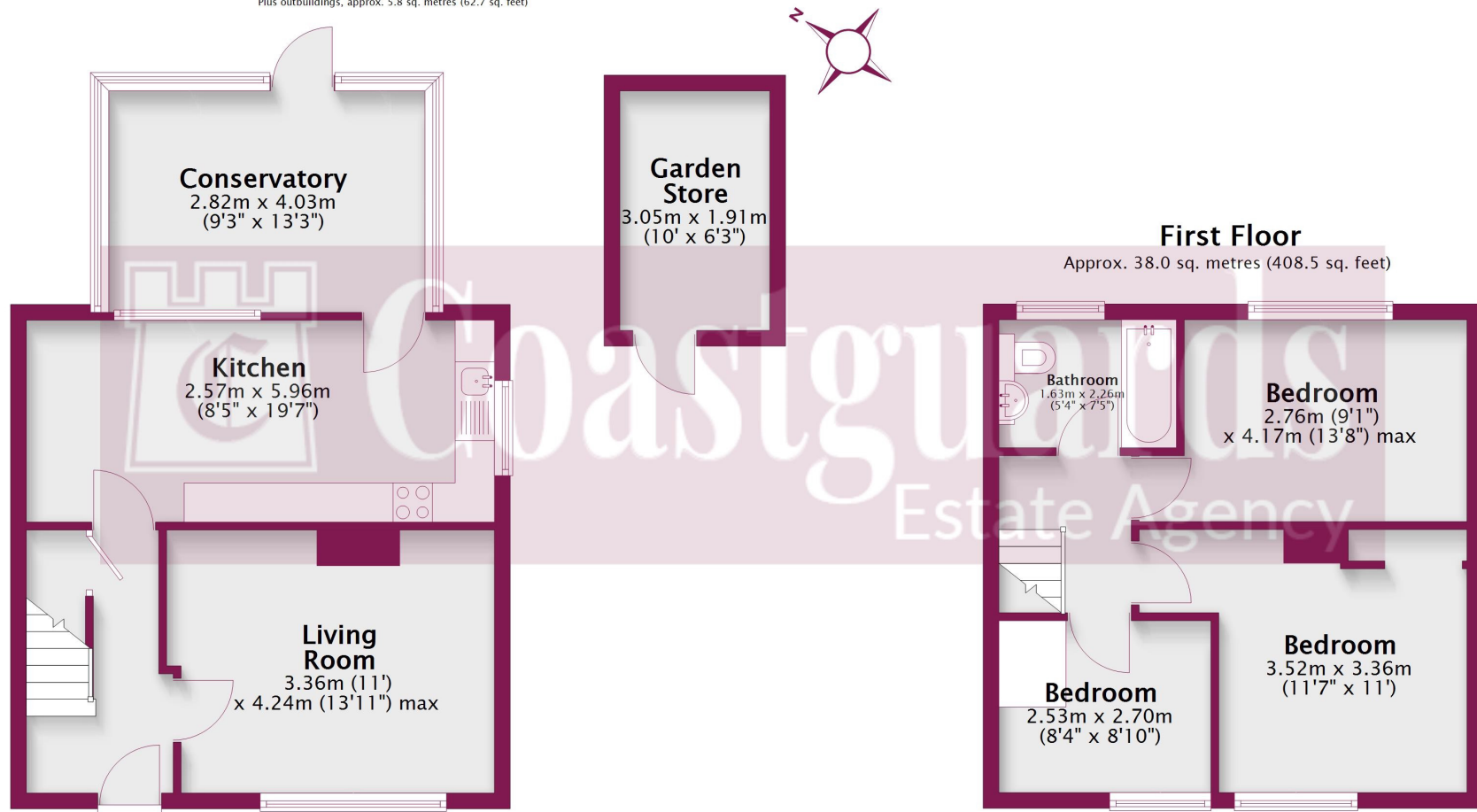


Current EPC Rating: Band D (68)

Council Tax: Band B £1,897.62 p.a. (Arun District Council / Bersted 2026-2027)

Ground Floor

Main area: approx. 48.0 sq. metres (516.6 sq. feet)
Plus outbuildings, approx. 5.8 sq. metres (62.7 sq. feet)



Main area: Approx. 85.9 sq. metres (925.1 sq. feet)

Plus outbuildings, approx. 5.8 sq. metres (62.7 sq. feet)

This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

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