

Shelley Cottage Sudley Road, Bognor Regis

Starting Bid £145,000

Henry Adams estate agents

Shelley Cottage, Sudley Road

- Immediate `exchange of contracts' available Sold via `Secure Sale'
- Character Cottage
- Sitting Room
- Dining Area
- Two Bedrooms
- Courtyard Style Garden
- Secluded Location
- Excellent Location for the Town Centre

This would be ideal for first time buyers, investors, a holiday home for a weekend retreat.

This cottage benefits from gas fired central heating and double glazing. The accommodation briefly comprises, sitting room, dining area, kitchen, two double bedrooms and a bathroom.

Outside, the private courtyard has a useful storage area. We understand early vacant possession may be possible as there is no onward chain. A viewing is highly recommended to appreciate its convenient position within the town centre and beach.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123.

What3Words ///swim.spell.glee

Tenure: Freehold & Council Tax Band: C

EPC Energy Efficiency Rating: D













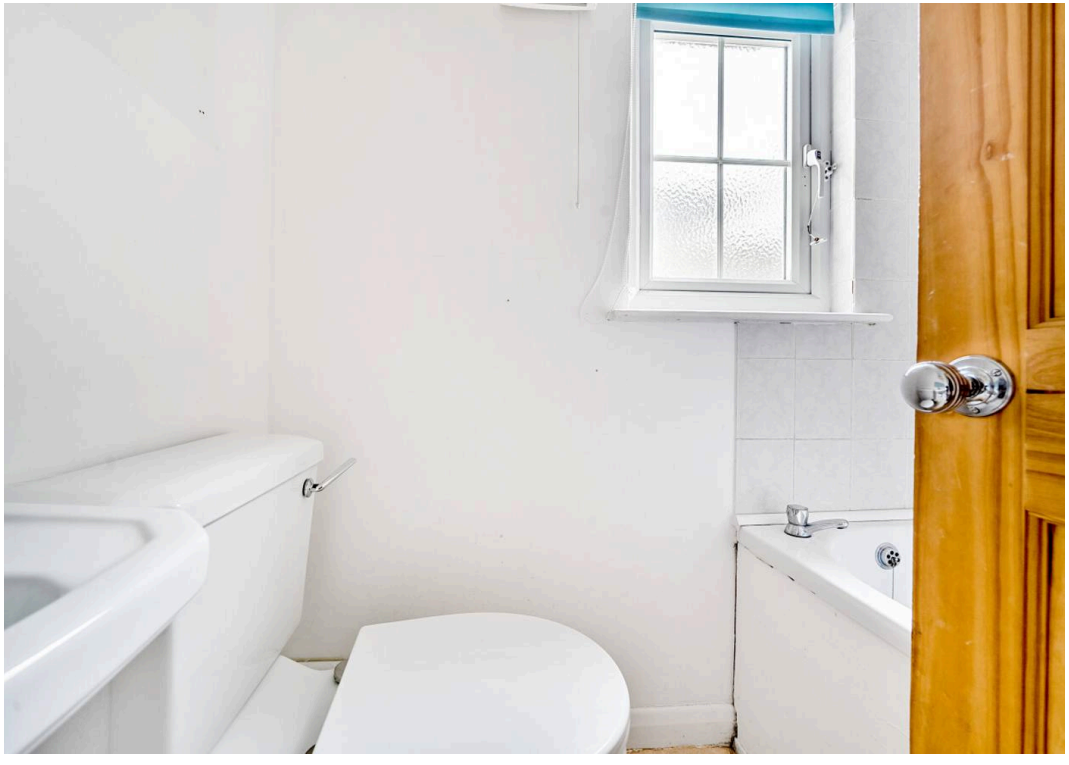



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Approximate Area = 496 sq ft / 46 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.