



34 Kelmscott Way, Bognor Regis PO21 5DQ

£350,000 Freehold



3 Bedrooms



2 Bathroom



1 Reception Rooms



Sims Williams

Key Features

- Three Bedroom Family Home
- Spacious Open Plan Living Area
- Vaulted Ceiling Garden Room
- Downstairs Cloakroom
- En Suite To Principal Bedroom
- Modern Family Bathroom Suite
- Garden
- Garage And Driveway Parking
- Well Presented Throughout

EPC Rating

Current = C
Potential = B

Council Tax Band

Band = D

Tenure - Freehold

Estate Charge - £182.76 Per Annum



Approximate Area = 1024 sq ft / 95.1 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1194 sq ft / 110.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Sims Williams. REF: 1450272





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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.