



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£380,000 Freehold**

## 14 Willowbrook

Middleton On Sea, Bognor Regis, PO22 6PD

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If you are looking for a degree of privacy in your next purchase why not take a look at this **LINK DETACHED BUNGALOW**. Situated on a small private estate, amongst other properties of a similar style and size, the gated access adds to that feeling of seclusion. Located a short distance from local shops and bus routes, Bognor Regis town centre lies some 3 miles to the west with main line railway station (direct links to London Victoria) and more comprehensive facilities. Offering 2 bedrooms, plus a bath/shower room with gas fired central heating and uPVC framed double glazing, and linked only by the garage, why not call **May's** for an appointment to view, judge for yourself the level of privacy on offer.

## ACCOMMODATION

**uPVC framed double glazed door to:**

### ENTRANCE HALL:

radiator; airing cupboard housing gas fired combination boiler & slatted shelving.

**KITCHEN:** 7' 5" x 10' 7" (2.26m x 3.22m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinets over; tiled splash backs; inset

stainless steel sink; integrated electric oven; four burner electric hob with filter hood over; space and plumbing for washing machine and dishwasher; further appliance space; radiator.

**SITTING ROOM:** 18' 10" x 11' 3" (5.74m x 3.43m)

(into bay) a dual aspect room; two radiators; T.V aerial point; telephone point.

**BEDROOM 1:** 13' 6" x 9' 8" (4.11m x 2.94m)

radiator; double built in wardrobe; telephone point; T.V. aerial point.

**BEDROOM 2:** 9' 0" x 7' 3" (2.74m x 2.21m)

radiator; T.V. aerial point; double glazed double doors to rear garden.

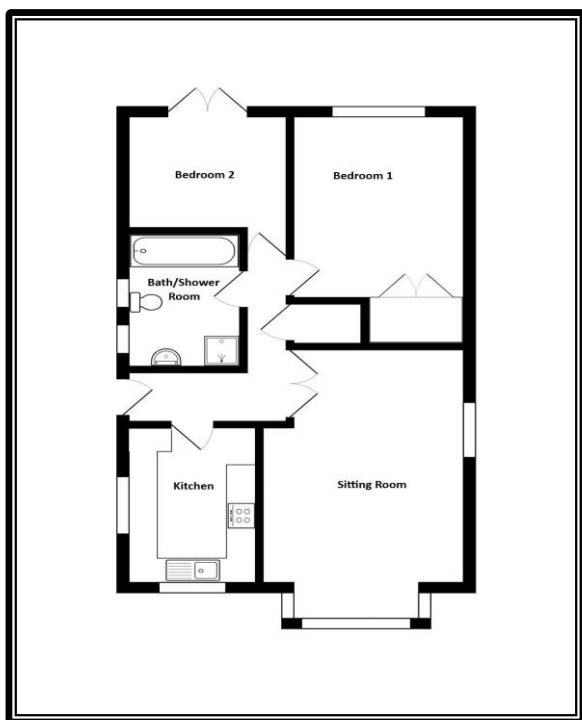
### BATH/SHOWER ROOM:

part tiled walls; matching suit comprising panelled bath with mixer tap and hand held shower attachment; pedestal wash hand basin; close coupled W.C.; shower cubicle; ladder style heated towel rail; extractor fan.

## OUTSIDE AND GENERAL

### GARDENS:

The REAR GARDEN has been laid to a combination of brick paving with lawn and shrub borders. Gated access to the side leads to the FRONT GARDEN which again has been laid principally to lawn with a brick paved driveway providing parking for a number of vehicles.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.