



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£325,000 Freehold

**14 Highcroft Avenue
Bognor Regis, PO22 8DG**

www.maysagents.co.uk



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Located on the popular Glenwood Estate, with Bognor Regis town centre within approximately 3/4 of a mile, with main line railway station, range of shops and of course the beach, whilst the historic city of Chichester is found some 6 miles away, this property benefits from **gas fired central heating, uPVC framed double glazing**. Add to this a low maintenance rear garden, plus **private driveway and garage parking** and the appeal of this **2 bedroom bungalow** becomes plain to see. If this description ticks your boxes, telephone **May's** for an appointment to view – it's no good just looking at the outside !!

ACCOMMODATION

ENTRANCE PORCH:

of brick and uPVC construction with part glazed door to:

ENTRANCE HALL:

radiator.

LIVING ROOM: 16' 9" x 12' 5" (5.10m x 3.78m)

radiator; T.V. aerial point; telephone point; sliding door to conservatory; door to:

KITCHEN: 9' 11" x 7' 11" (3.02m x 2.41m)

(maximum measurement's over units) range of floor standing drawer and cupboard units with roll edge worktop and matching wall mounted cabinets over; inset stainless steel sink with mixer tap; space for gas oven; filter hood; space for fridge/freezer; ; "Baxi" combination gas fired boiler: door to:

CONSERVATORY/UTILITY: 20' 4" x 7' 11" (6.19m x 2.41m)

of uPVC framed construction on brick plinth with polycarbonate roof; radiator; UTILITY AREA with space and plumbing for automatic washing machine; further appliance space; double glazed door to patio.

BEDROOM 1: 14' 10" x 9' 7" (4.52m x 2.92m)

trap hatch to roof space; radiator.

BEDROOM 2: 11' 5" x 11' 3" (3.48m x 3.43m)

radiator.

SEPARATE W.C.:

with low level W.C..

BATHROOM:

part tiled walls; bath with electric shower unit over; curtain and rail; ladder style heated towel rail; wash basin inset in vanity unit; linen cupboard.

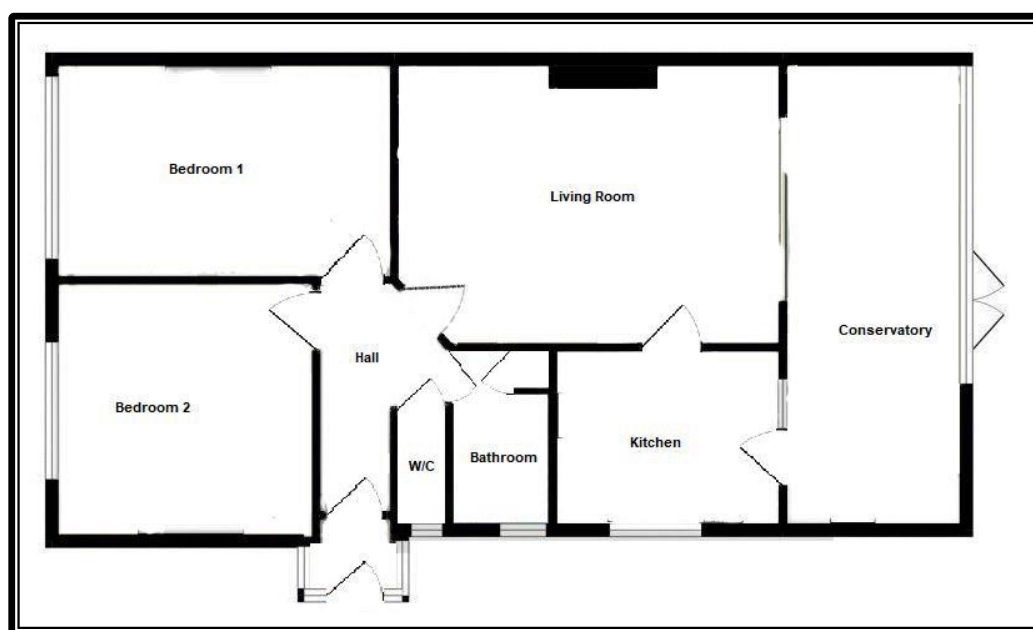
OUTSIDE AND GENERAL

GARAGE: 20' 3" x 9' 1" (6.17m x 2.77m)

with electrically operated roller door; power and light; personal door to garden.

GARDENS:

The REAR GARDEN faces roughly south and has maximum measurements of 27ft by 21ft tapering to a point. The area has been laid to a combination of paving with stone borders, surrounded by lapped timber fencing with side access to the FRONT GARDEN which has been laid to lawn. Parking is provided in front of the garage.



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.