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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

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Who says building in the 1960s was bland and unimaginative? Take a look at this Georgian style **end terrace house** and I feel sure you will see why the development was singled out for particular praise from the architectural establishment. It sits in a horseshoe shaped raised crescent with the Norman church forming a backdrop, and lies within **50 yards of the village centre**, which makes for a central yet unobtrusive spot for convenient living.

The house has been extended to provide a utility room and a ground floor W.C., and its corner position in the close gives it a garden larger than average. Gas fired central heating and uPVC framed double glazing are already in place, and the rooms are generously proportioned throughout.

The property is well worth an internal inspection to appreciate everything on offer, and it has been priced to reflect the level of improvement needed to fulfil its potential. To arrange a viewing, contact **May's**. This may be just what you have been looking for.

double glazed door to:

ENTANCE HALL:
radiator; telephone point; glazed door to:

SITTING ROOM: *15' 3'' x 14' 0'' (4.64m x 4.26m)*
living flame gas fire (not tested); understairs meter cupboard; opening to:

DINING AREA: *10' 5'' x 9' 8'' (3.17m x 2.94m)*
radiator; double glazed doors to rear garden; glazed door to:

KITCHEN: *9' 10'' x 8' 2'' (2.99m x 2.49m)*
(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop; tiled splash backs and matching wall mounted cabinets over; inset sink; integrated fridge freezer; free standing gas oven; double glazed door to:

CONSERVATORY: *9' 3'' x 9' 1'' (2.82m x 2.77m)*
of uPVC framed construction with double glazed door to rear garden.

UTILITY ROOM:
floor standing cupboard with roll edge worktop and matching wall mounted cabinet over; space and plumbing for automatic washing machine; door to:

CLOAKROOM:
close coupled W.C.; wash basin; extractor fan.

F.F. LANDING:
trap hatch to roof space; airing cupboard housing gas fired combination boiler and slatted shelving.

BEDROOM 1: *14' 5'' x 11' 6'' (4.39m x 3.50m)*
radiator; fitted wardrobes.

BEDROOM 2: *10' 0'' x 9' 9'' (3.05m x 2.97m)*
radiator.

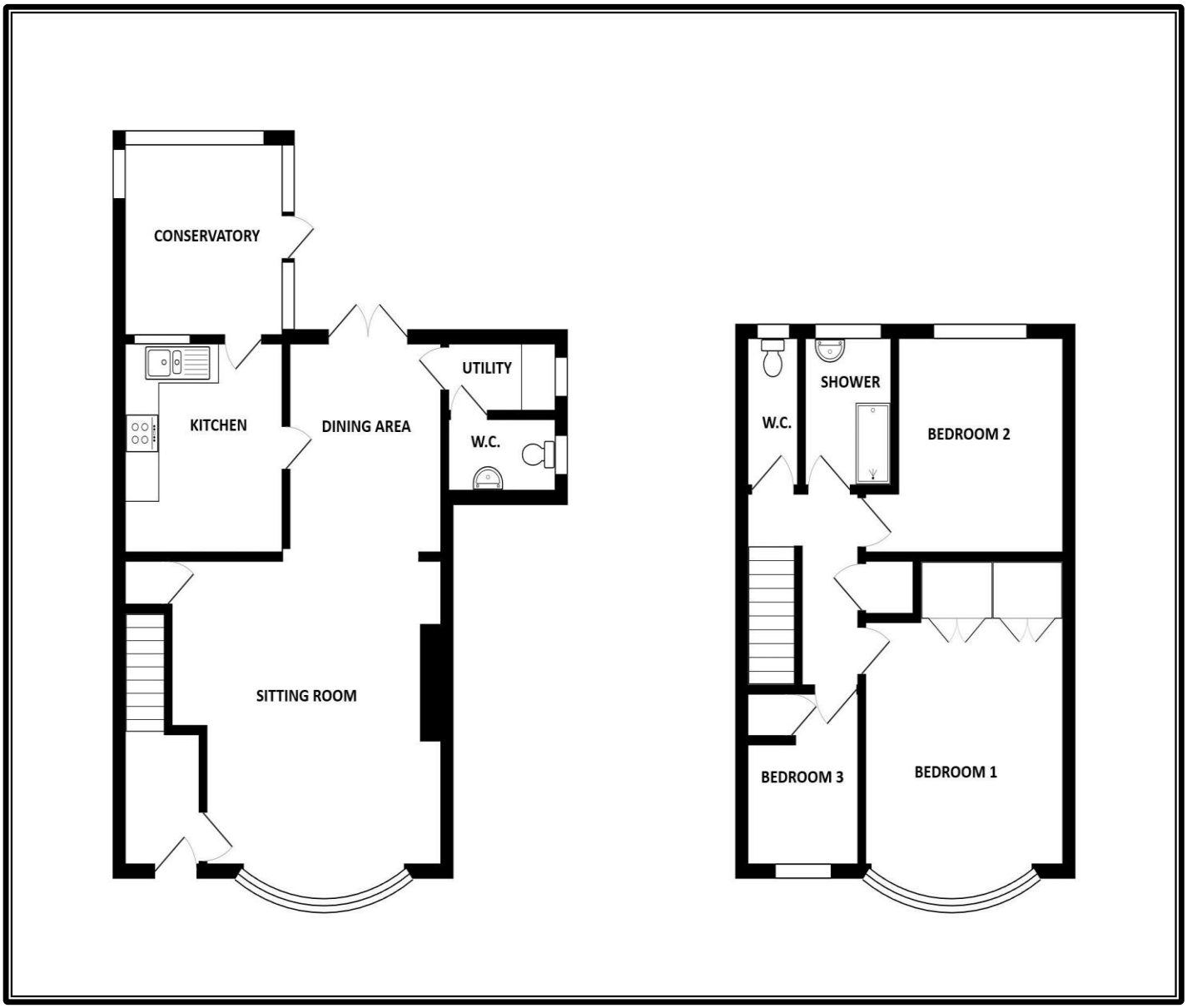
BEDROOM 3: *9' 3'' x 6' 6'' (2.82m x 1.98m)*
(maximum measurements) radiator; store cupboard.

SHOWER ROOM:
walk in shower with glazed screen; extractor fan; close coupled W.C.; pedestal wash hand basin; ladder style heated towel rail.

OUTSDIE AND GENERAL

GARDENS:
The **REAR GARDEN** has been laid to a combination of patio and shaped lawn with flower and shrub borders. The garden wraps around the property to the side with timber garden store, gated access to the front and a rear gate provides access to the garage compound. The **FRONT GARDEN** is of open plan design, laid principally to lawn.

GARAGE:
located in nearby compound with metal up and over door.


CONSERVATORY
KITCHEN
DINING AREA
UTILITY
W.C.
SITTING ROOM
W.C.
SHOWER
BEDROOM 2
BEDROOM 3
BEDROOM 1



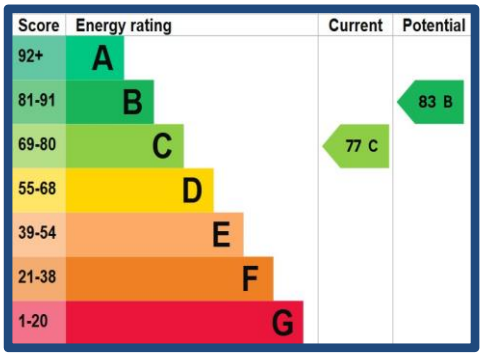












More photographs may be available on our website
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The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.