

Bell & Blake
SALES & LETTINGS

20 Laburnum Grove, Bognor Regis, West Sussex, PO22 9HT

Offers over £260,000

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1 3 1 EPC

- Driveway
- Central heating
- 3 bedrooms
- Modern family bathroom
- Shops, school, post office and GP within walking distance
- Views over fields to the front
- South facing garden



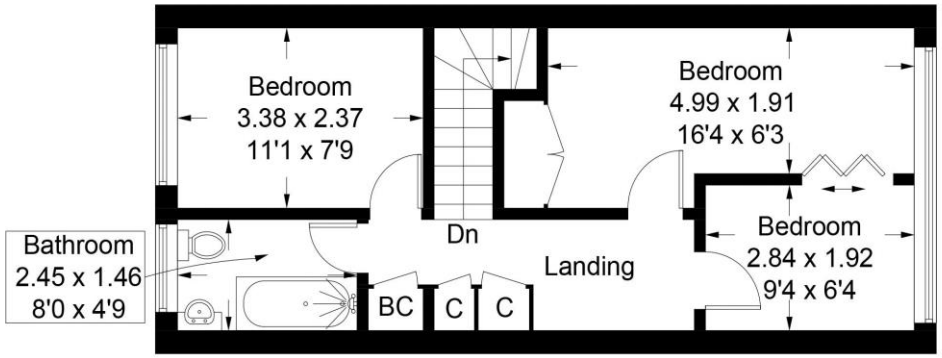


A generous three-bedroom terrace house located in Laburnum Grove with parking to the front and a good size south facing garden to the rear. The property's spacious accommodation is arranged over two stories with lounge diner to the front and kitchen to the rear with back door leading to the rear garden on the ground floor. Upstairs there are three good bedrooms, the master with built in storage, plus a separate family bathroom. To the front there is a hardstand area providing off road parking. To the rear a well-stocked family garden with a lawn area, decking and shed. Internal viewing strongly recommended to appreciate this great purchase opportunity.

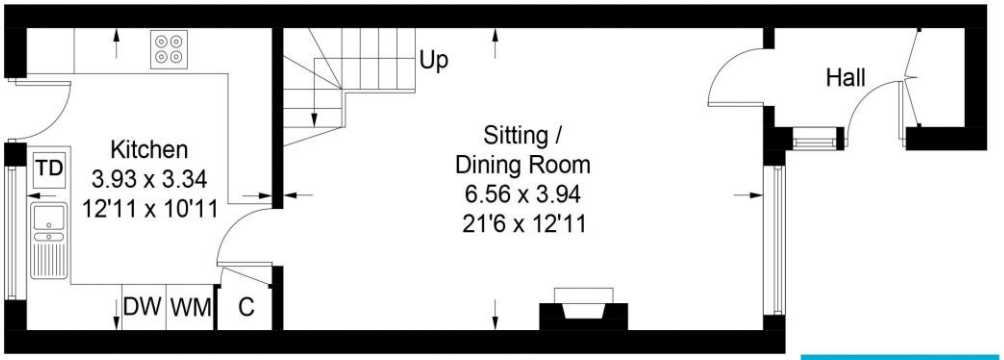
Council Tax Band: B

The Property Ombudsman

Laburnum Grove



First Floor



Ground Floor

Approximate Gross Internal Area
Ground Floor = 43.5 sq m / 468 sq ft
First Floor = 39.7 sq m / 427 sq ft
Total = 83.2 sq m / 895 sq ft

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
SussexPropertyPhotographer.co.uk

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon competition. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.









