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## Dukes Meadow, Bognor Regis, West Sussex PO21 3PJ

### £1,200 PCM

**\*\*Available Now\*\***

PS&B are pleased to offer a well presented semi-detached bungalow situated to the West of Bognor Regis.

This beautiful bungalow is offered unfurnished upon entering you are greeted with a bright entrance hall, leading into a good sized kitchen fitted with white goods and side entrance leading to the long driveway. In the lounge the large windows allow a stream of natural light enhancing the size of the room and the gorgeous decorative fireplace surround featuring in the middle of the chimney breast.

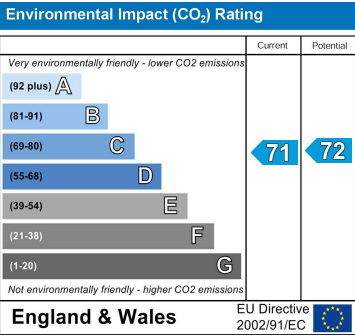
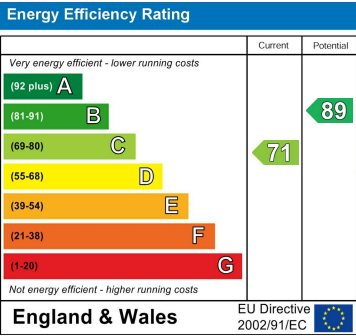
On the otherside of the lounge there is a short hallway and two good sized bedrooms. The master bedroom is a good size double looking over the garden, the second bedroom is a good size single fitted with built in wardrobes.

At the end of the hallway there is a bathroom consisting of a 3 piece suite with a shower over the bath. To the side of the property you have a large driveway fitting approximately 3-4 cars and a single garage. There is a good size garden which consists of a small patio area and grassy section.

The house is fitted with gas central heating and double glazing throughout. This home is not suitable for smokers, or sharers. Housing benefit will be considered with a guarantor, one cat or one small dog may be allowed with permission.

Council Tax Band C (£2,152.37 approx. pa)  
EPC: C/74





**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 000**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent