



**Central Avenue, Bognor Regis PO21 5HT**

**welcome to**

## **Central Avenue, Bognor Regis**

Offered with no chain for a quick sale. We have this three bedroom semi detached house with a good sized garden and driveway.

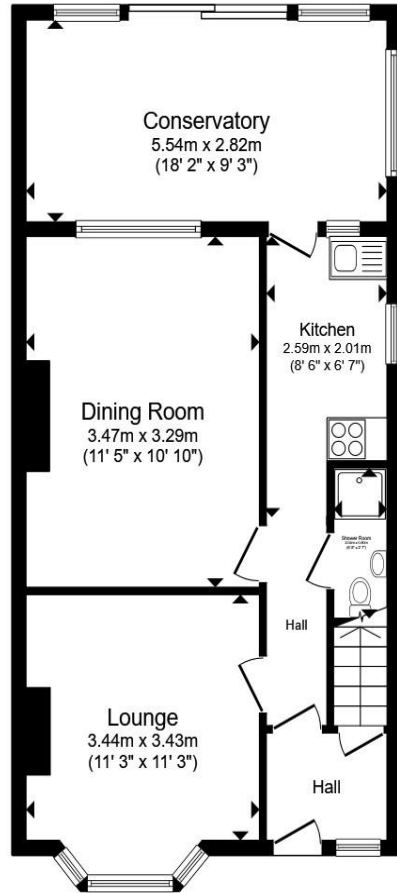
The entrance hall has been opened up to allow a lot of light leading into the kitchen/dining room to the rear with a modern fitted kitchen and French doors leading to the garden. There is a spacious living room with a large bay window and a large under stair cupboard completes the ground floor.

Leading to the first floor where you will find three bedrooms, two being doubles and a single room. A modern family bathroom finishes the inside of the house.

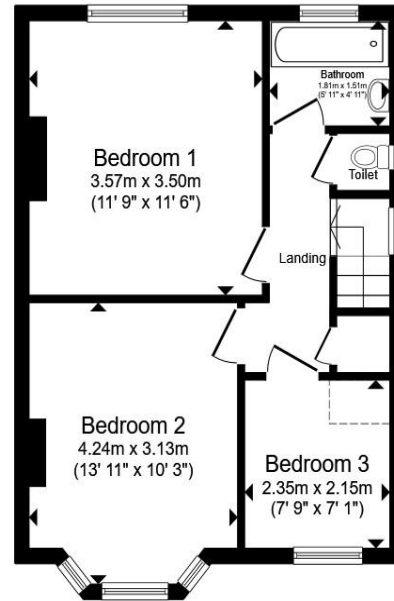
To the rear is a large 90ft sunny rear garden, leading out from the French doors is a patio area and at the rear is space to put a workshop or large shed. The front has off road parking for several cars.

Within walking distance are good bus links, local shops and local schools.





**Ground Floor**



**First Floor**

Total floor area 103.5 m<sup>2</sup> (1,114 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Central Avenue, Bognor Regis

- PROJECT POTENTIAL
- IDEAL FAMILY HOME
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- OPEN TO OFFERS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £290,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/BRG109657](https://fox-and-sons.co.uk/Property/BRG109657)



Property Ref:  
BRG109657 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01243 864161



BognorRegis@fox-and-sons.co.uk



59 High Street, BOGNOR REGIS, West Sussex,  
PO21 1RX



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)