



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

£280,000 Freehold

**2 Pinewood Gardens
 Bognor Regis, PO21 2XB**

www.maysagents.co.uk



Are you looking for that elusive combination of a property that could do with a bit of modernisation, but is ready to move into whilst funds and time allow ? If so this **SEMI DETACHED HOUSE** might just be what you are looking for. Certainly 'liveable' yet providing an opportunity to make your mark as and when you are ready ! Already having **gas fired central heating, and uPVC framed double glazing**, one can see that the rest of the improvement could be largely cosmetic - it's up to you to decide. To see for your self whether this property is suitable, why not contact **May's** for an appointment to view, after all you won't know until you look inside.

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE LOBBY:

radiator; door to:

CLOAKROOM.:

close coupled W.C.; wash hand basin.

OPEN PLAN LIVING/DINING ROOM: 27' 0" x 17' 0" (8.22m x 5.18m)

(overall maximum measurements) **LIVING ROOM SECTION:** 18' X 10'4 (into bay) radiator; telephone point; T.V. aerial point. **DINING SECTION:** 9'3 x 9'1. serving hatch; radiator; double glazed door to rear garden.

KITCHEN: 9' 6" x 7' 3" (2.89m x 2.21m)

(maximum measurement over units) floor standing cupboards with worktop and wall mounted cabinets over; tiled splash backs; stainless steel sink; appliance space.

F.F. LANDING:

trap hatch to roof space; cupboard housing gas fired combination boiler.

BEDROOM 1: 13' 3" x 10' 2" (4.04m x 3.10m)

range of built in bedroom furniture; radiator; built in cupboard.

BEDROOM 2: 9' 0" x 9' 0" (2.74m x 2.74m)

radiator; built in cupboard.

BEDROOM 3: 9' 7" x 6' 5" (2.92m x 1.95m)

radiator.

BATHROOM:

fully tiled with matching suite comprising of panelled bath with hand held mixer tap and independent shower mixer; glazed folding screen; wash hand basin inset in vanity unit with twin cabinets beneath; W.C. with concealed cistern; radiator.

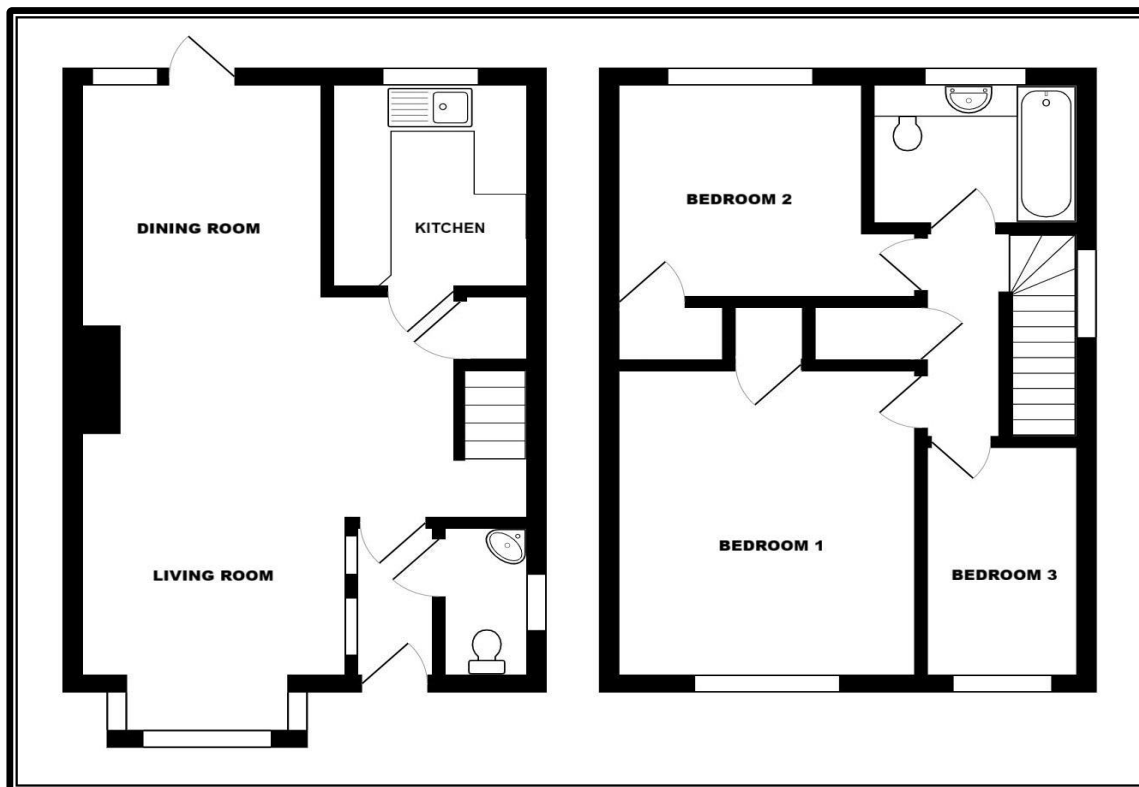
OUTSIDE AND GENERAL

GARDENS:

The **REAR GARDEN** has maximum measurements of some 30'8 x 21'7 and has been laid to a combination of patio and lawn., Gateway access to rear garage compound. A further side gate leads to the **FRONT GARDEN** which has been laid to lawn.

GARAGE:

located in compound with metal up and over door.



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.