37 Ash Grove, Bognor Regis

Starting Bid **£175,000**

Henry Adams
estate agents

37 Ash Grove

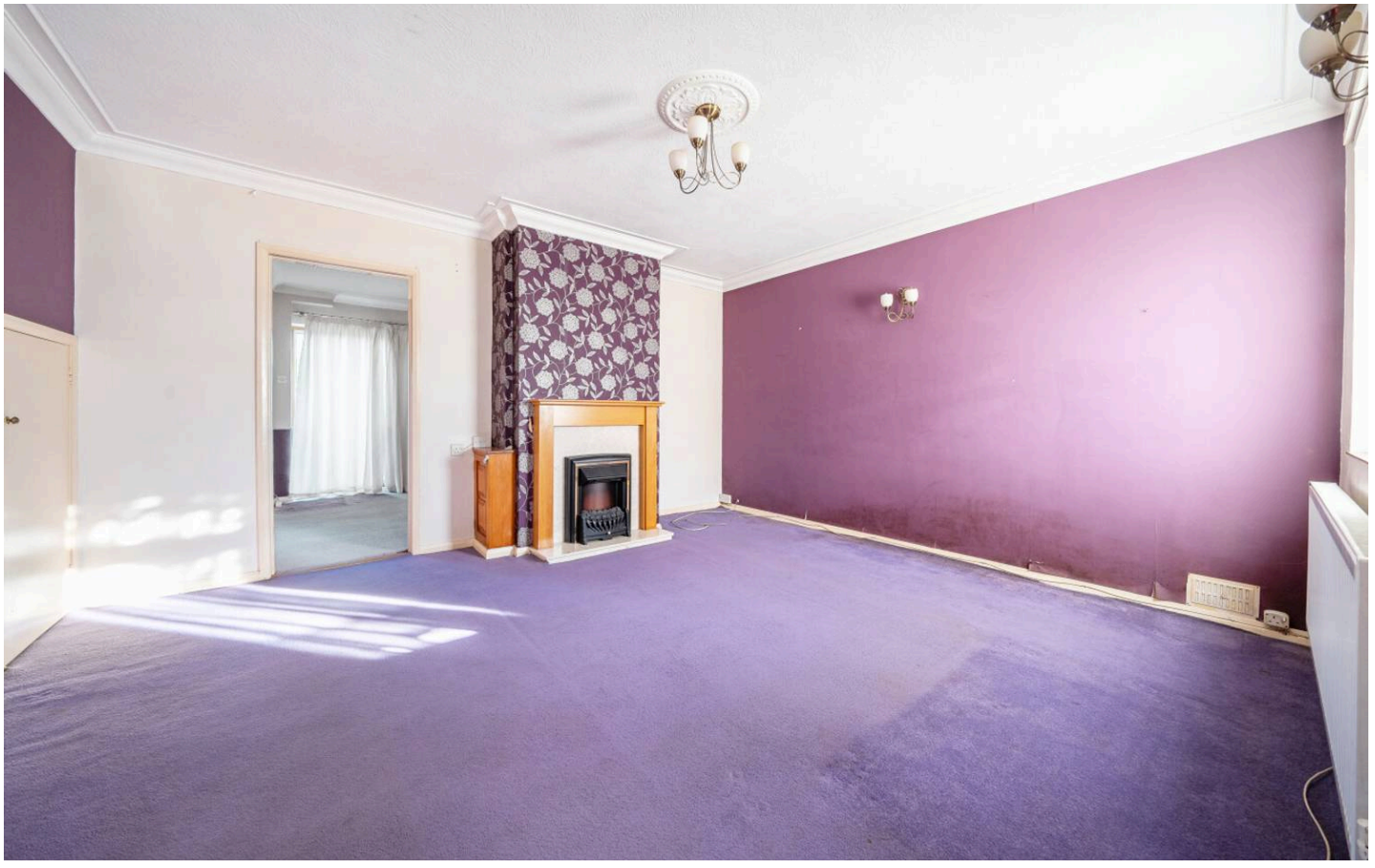
- Immediate ‘exchange of contracts’ available Sold via ‘Secure Sale’
- Terraced House
- Entrance Hall
- Generous Sitting Room
- Fitted Kitchen
- Dining Area
- Off-Road Parking

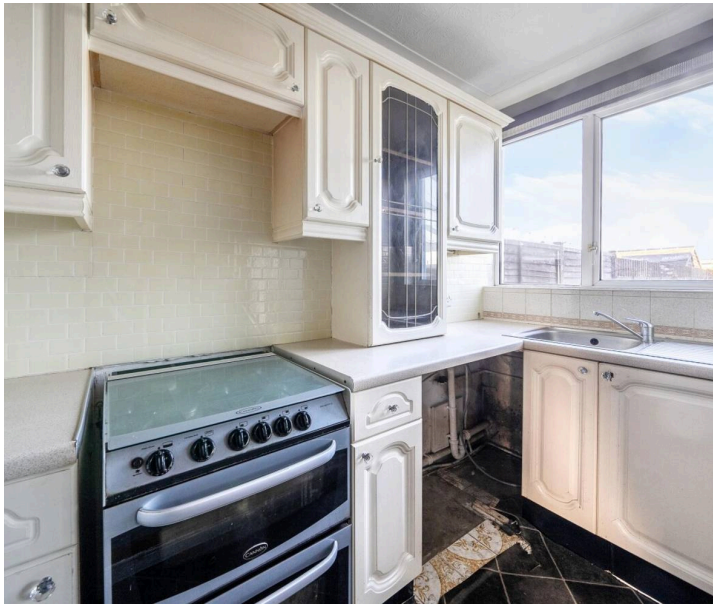
A nicely laid out and conveniently situated three bedroom house offering good family accommodation, entrance porch, sitting room with fireplace, fitted kitchen which is open plan to the dining area, with door to the conservatory which overlooks the low maintenance west facing rear garden.

On the first floor, there are three bedrooms, one with a shower room and the family bathroom which is fitted with a white suite.

The garden is a blank canvas and is partly designed for low maintenance, whilst also benefiting from a timber shed. To the front, the property is approached by a driveway offering off-road parking.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123.





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Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Henry Adams. REF: 1218026

The property occupies a popular residential location to the north-east of Bognor Regis town centre. Local schools are situated within a quarter of a mile, whilst Bognor Regis town centre and the railway station are located within approximately two miles. The city of Chichester which offers a wider selection of shopping facilities can be found within six/seven miles. Bognor Regis town centre has a more comprehensive range of amenities and a fantastic network of bus and rail services with a direct line terminating in London Victoria.

What3Words ///apply.shovels.bravo

Council Tax Band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.