



**Bell & Blake**  
SALES & LETTINGS

25 Pryors Lane, Aldwick, Bognor Regis, West Sussex PO21 4LQ

Asking Price £400,000



## 25 Pryors Lane, Aldwick, Bognor Regis, West Sussex PO21 4LQ



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- › Detached Bungalow on Corner plot
- › Wrap around garden with sunny aspect
- › 2 Double Bedrooms
- › Drive and Garage
- › 800m from Aldwick Beach
- › Short flat walk from Nyetimber village
- › Conservatory
- › 600 Bus route at the end of the road
- › NO FORWARD CHAIN

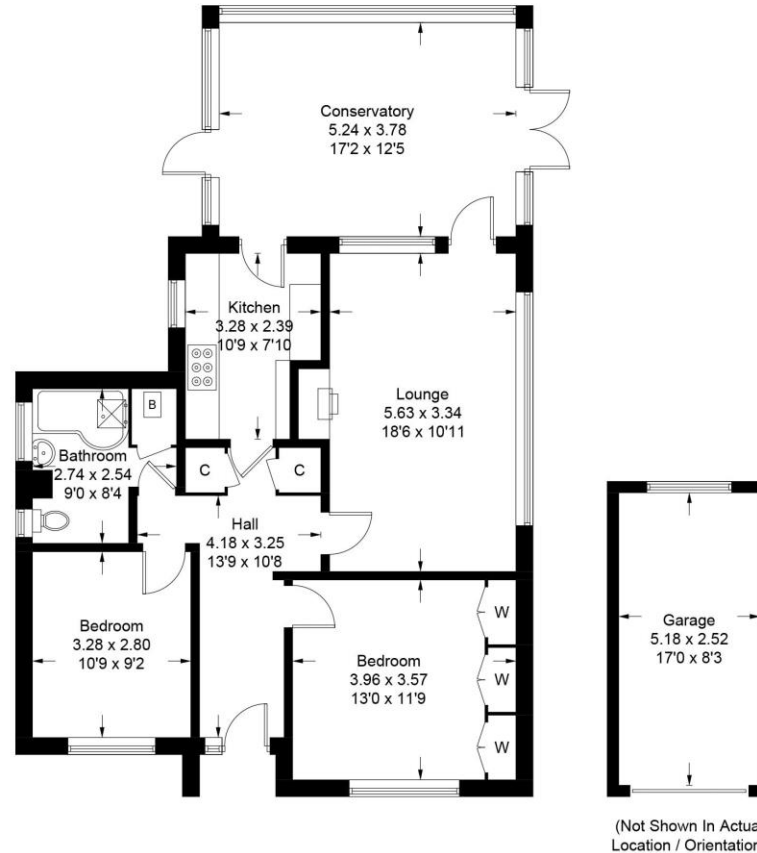
Situated on a corner plot around 800m from Aldwick Beach is this spacious detached bungalow. The property boasts 2 double bedrooms, kitchen, bathroom, conservatory, driveway, garage and a wrap around garden offering an excellent level of seclusion and a sunny aspect .

The property is a short flat walk from Nyetimber village with an array of shops, pubs, restaurants, cricket club, football club and more. The 600 bus route stops at the end of the road, which is a regular service between bognor regis and chichester. NO FORWARD CHAIN.

Council Tax Band: D



# Pryors Lane



Approximate Gross Internal Area = 92.0 sq m / 990 sq ft  
Garage = 13.0 sq m / 140 sq ft  
Total = 105.0 sq m / 1130 sq ft



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.

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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 completion. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC
		WWW.EPC4U.COM

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