





Bradlond Close,Bognor Regis PO21 2RQ

fox & sons

welcome to

Bradlond Close, Bognor Regis

Fox & Sons are delighted to offer to the market this bright, spacious and well-proportioned detached FOUR BEDROOM family home, Offering generous accommodation throughout,3 separate garden areas to front and rear, detached double garage and driveway parking.





Positioned in a cul-de-sac, this spacious four-bedroom home offers excellent family accommodation, generous gardens, driveway parking for two cars and a detached double garage with electricity.



An entrance porch leads into the hallway with ground floor WC. The impressive triple-aspect sitting room features a bay window overlooking the east-facing rear garden and sliding doors onto a secluded west-facing courtyard garden. Double doors lead to a separate dining room, while the well-proportioned kitchen offers ample storage and worktop space, with an adjoining utility room and outside access.



Upstairs are four bedrooms, all with built-in storage, together with an airing cupboard, additional store cupboard and family bathroom. The principal bedroom features two double wardrobes and an en-suite shower room, while bedroom two is another spacious double with two built-in wardrobes. Bedrooms three and four are singles, with bedroom four currently used as a home office.



Outside, pathways extend around all four sides of the house. The substantial east-facing rear garden includes lawn, established borders, a vegetable garden, greenhouse, shed, octagonal cedar summerhouse and small fruit orchard. A private part-walled west-facing courtyard provides an additional patio and entertaining area, with an open-plan lawned frontage completing the outside space.

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Bradlond Close, Bognor Regis

- Detached Four Bedroom Family Home in Cul-de-sac
- Separate Kitchen, Dining Room and Triple Aspect Lounge
- Principal Bedroom with En-Suite shower room
- Walk Around Gardens
- Detached Double Garage & Driveway Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: F

offers in excess of

£580,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
BRG110004 - 0004

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.

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.