



Brooks Lane West, Bognor Regis PO22 8AJ

welcome to

Brooks Lane West, Bognor Regis

This property features well-appointed rooms and an excellent-sized rear garden, offers ideal accommodation for first-time buyers and has been extended to the rear.



The generous rear garden further enhances this potential while providing an attractive outdoor area for relaxation or entertaining.

Conveniently situated close to a range of local shops, amenities, and transport links, this property is, in our opinion, particularly well suited to first-time buyers. Bognor Regis benefits from a mainline railway station with direct connections to London and coastal destinations, ensuring easy commuting and travel options. The town also enjoys a picturesque seafront and beach, ideal for leisure and outdoor activities.

Local attractions include Hotham Park, a delightful green space offering scenic walks, seasonal events, a miniature railway, and a charming café—perfect for enjoying refreshments in a tranquil setting. Additionally, Goodwood Racecourse is within easy reach for those who enjoy a day at the races.

This bungalow represents a superb opportunity to acquire a well-located home with both current charm and future potential.



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welcome to

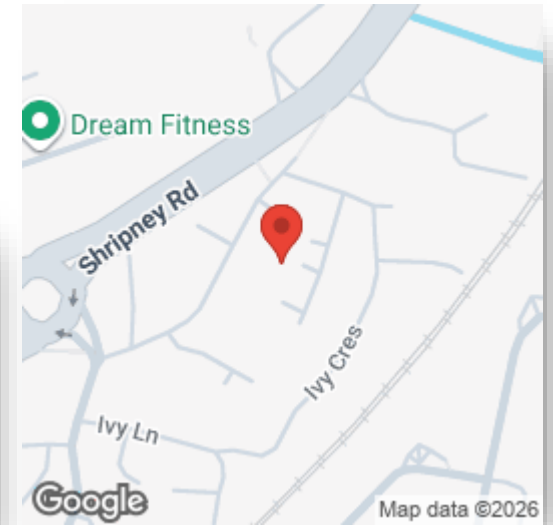
Brooks Lane West, Bognor Regis

- TWO BEDROOMS
- CHAIN FREE
- IDEAL FAMILY HOME
- CLOSE TO LOCAL AMENATIES
- EPC D

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRG109455 - 0007

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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