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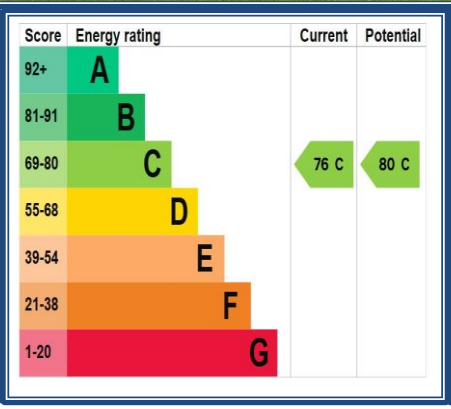

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BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN BOGNOR REGIS

The Property Ombudsman

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.
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"You can't tell a book from it's cover". A phrase which aptly describes how one should approach looking at property. All too often prospective purchasers fail to look further than the outside, missing the opportunity of "falling" for the interior. In the case of this **COTTAGE STYLE MID~TERRACE HOUSE** the accommodation belies the exterior appearance with surprisingly spacious dimensions and clever design. Offered for sale with the benefit of **gas fired central heating plus uPVC framed double glazing,** this is genuinely a property that requires internal inspection to fully appreciate the possablilites on offer. Make an appointment to view through **May's** today !!

ACCOMMODATION

uPVC framed double glazed door to:

ENTRANCE HALL:
telephone point, radiator; meter cupboard.

KITCHEN: *9' 10'' x 8' 2'' (2.99m x 2.49m)*
(max measurements over) range of floor standing drawer and cupboard units with worktop; splash backs and matching wall mounted cabinets over; space and plumbing for washing machine and dishwasher; further appliance space; stainless steel sink; integrated electric oven; gas hob and cooker hood over; wall mounted gas fired boiler.

LIVING ROOM: *17' 9'' x 14' 7'' (5.41m x 4.44m)*
T.V. aerial point; two radiators; under stairs storage cupboard; double glazed double doors rear garden.

CLOAKROOM:
close couple W.C.; wash hand basin.

FIRST FLOOR LANDING:
with trap hatch to roof space; airing cupboard with slatted shelving.

BEDROOM 1: *11' 8'' x 11' 0'' (3.55m x 3.35m)*
radiator; double wardrobe.

BEDROOM 2: *11' 0'' x 9' 3'' (3.35m x 2.82m)*
radiator; double wardrobe.

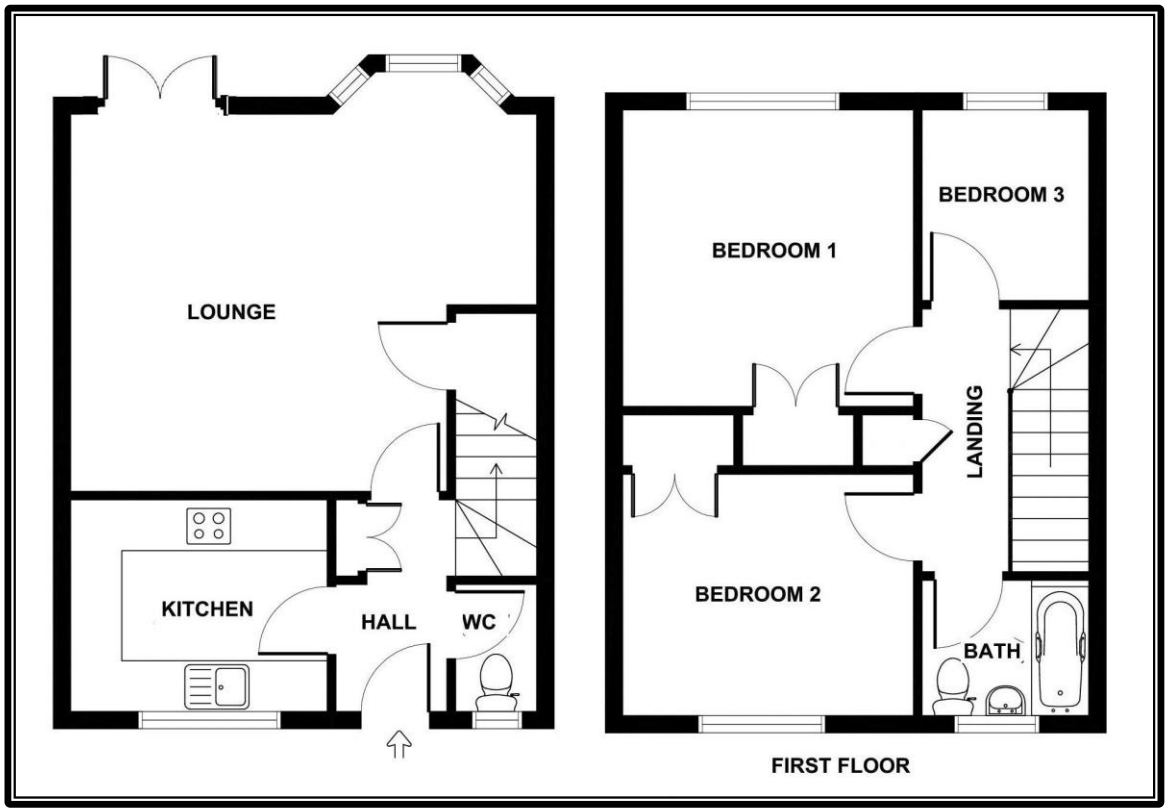
BEDROOM 3: *7' 6'' x 6' 6'' (2.28m x 1.98m)*
Radiator.

BATHROOM:
Panelled bath with mixer tap and independent shower mixer; close coupled W.C.; pedestal wash hand basin; ladder style heated towel rail; extractor.

OUTSIDE AND GENERAL

GARDENS:
The REAR GARDEN faces roughly east and has been laid to a combination of patio and lawn. The FRONT GARDEN is of open plan design laid principally to lawn.

GARAGE:
Located in a compound to the rear of the property



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.