



Bala Crescent, Bognor Regis PO22 8LY

welcome to

Bala Crescent, Bognor Regis

Fox and Sons are thrilled to bring to market this three bedroom family home in Felpham. Boasting a large driveway, south facing garden and renovated throughout! Call now to secure a viewing.



The front door opens into an entrance hall leading to the sitting room, featuring a fireplace and bay window to the front, which flows through to the dining area with sliding doors to the rear garden and access to the kitchen. The kitchen is fitted with contemporary units, an oven, microwave and extractor, integrated dishwasher, space for a fridge freezer, and a useful storage cupboard with plumbing for a washing machine and space for a tumble dryer. There is also a side window and rear door.

Upstairs, the first floor offers two double bedrooms and a single bedroom, all with fitted cupboards, along with a modern family bathroom comprising a bath with shower over, WC and wash hand basin.

The rear garden is a pretty, south-facing space with a terrace adjacent to the house, a lawned area and a shed. To the side of the property is a 26ft carport with double wooden gates opening to the front, providing covered parking and driveway space for two cars.

The property is tucked away in a quiet corner of Bala Crescent, a cul-de-sac within walking distance of Felpham village and its range of shops, cafés, pubs, restaurants, post office and doctors' surgeries. Well-regarded local schools are nearby, along with excellent leisure facilities including King George V Playing Fields, golf club, Arun Leisure Centre and the beach.



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Bala Crescent, Bognor Regis

- RENOVATED KITCHEN
- LARGE CARPORT
- FEATURE FIREPLACE
- CUL-DE-SAC
- IDEAL FAMILY HOME

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRG109623 - 0004

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