

“Detached Bungalow”



- ❖ Deceptively Spacious
- ❖ Offers Versatile Living Accommodation
- ❖ 3 Bedrooms
- ❖ Living Room
- ❖ 2 Conservatories
- ❖ Westerly Aspect Rear Garden
- ❖ Driveway Providing Off Road Parking
- ❖ Professionally Decorated, Fully Re-Wired & Newly Fitted Carpets Throughout
- ❖ No Forward Chain

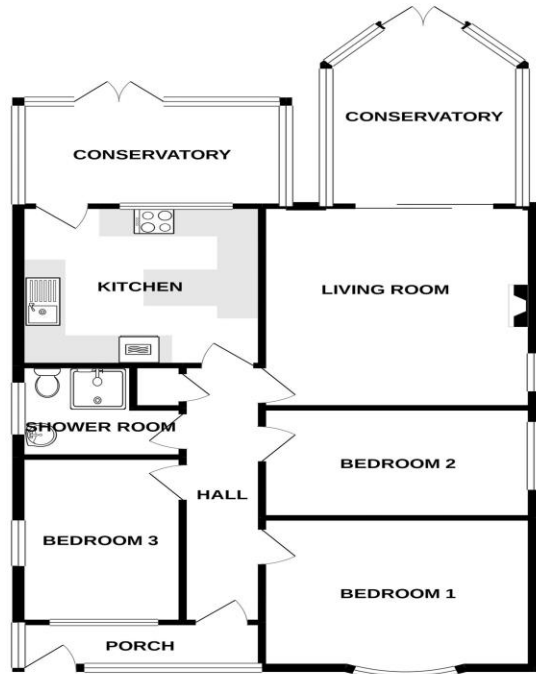
About The Property

Deceptively spacious detached bungalow, situated in a quiet cul-de-sac, within easy reach of local shops, schools, restaurants and amenities. The property has been professionally decorated and fully re-wired and has newly fitted carpets throughout. The accommodation briefly comprises, Entrance Porch, Entrance Hall, three Bedrooms, Shower Room, Living Room leading to Conservatory, fitted Kitchen and an additional Conservatory. The property further benefits from a westerly aspect rear garden, driveway providing off road parking and is offered for sale with no forward chain. An internal viewing is essential to appreciate all the property has to offer.



Floorplan and EPC

GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

WHITE &
BROOKS
BOGNOR REGIS

Room Details

Entrance Porch

Entrance Hall

Bedroom 1 10' 9" x 13' 5" (3.28m x 4.1m)

Bedroom 2 7' 10" x 13' 5" (2.4m x 4.1m)

Bedroom 3 11' 10" x 7' 11" (3.61m x 2.41m)

Shower Room

Living Room 14' 5" x 13' 5" (4.4m x 4.1m)

Conservatory 13' 0" x 9' 6" (3.96m x 2.9m)

Kitchen 11' 3" x 11' 3" (3.44m x 3.42m)

Conservatory 7' 6" x 13' 9" (2.29m x 4.2m)

Westerly Aspect Rear Garden

Driveway Providing Off Road Parking

