

# White & Brooks

BOGNOR REGIS

## £260,000

Durlston Drive • North Bersted • West Sussex

### “Mid-Terraced House”



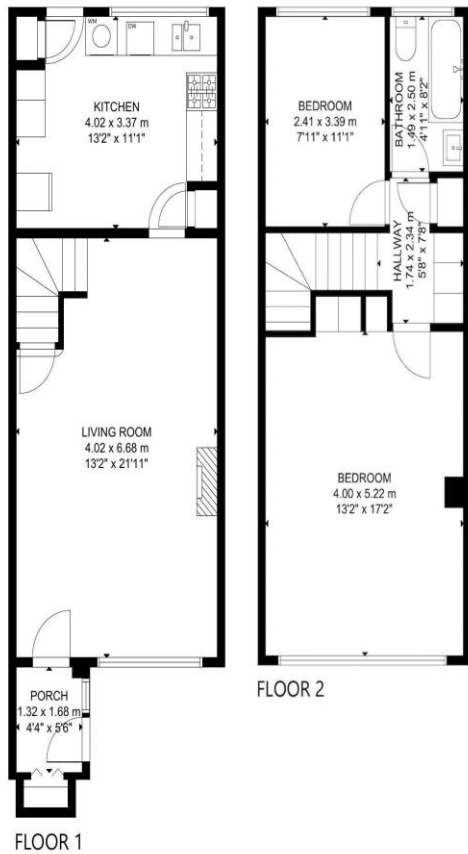
- ❖ Well Presented
- ❖ Situated Close To Local Shops, Schools & Amenities
- ❖ 2 Double Bedrooms
- ❖ Lounge
- ❖ Family Bathroom
- ❖ Block Paving With Planning Consent For A Drop Kerb
- ❖ Enclosed Rear Garden
- ❖ No Forward Chain

## About The Property

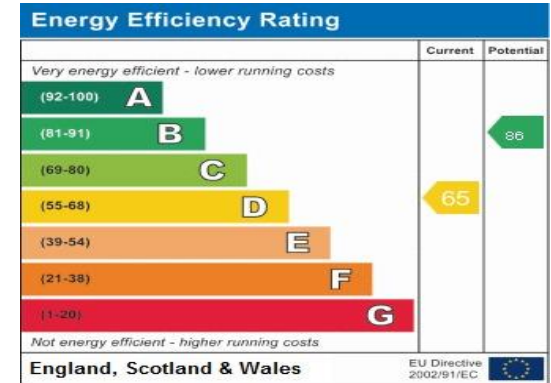
Well presented mid-terraced house, situated in this convenient location, close to local shops, schools and amenities. Bognor Regis town centre is nearby where a mainline railway station to London Victoria can be found. The Cathedral City of Chichester is approximately six miles and the A27 provides easy access across the Coast to Brighton to the East and Southampton to the West. The accommodation briefly comprises to the ground floor, Entrance Porch, Lounge and Kitchen/Diner and to the first floor two double Bedrooms and a family Bathroom. Further benefits include, an enclosed rear garden and block paving to the front with planning consent for a drop kerb. The property is also offered for sale with no forward chain. An internal viewing is essential to appreciate all the property has to offer.



# Floorplan and EPC



GROSS INTERNAL AREA  
 TOTAL: 82 m<sup>2</sup>/885 sq ft  
 FLOOR 1: 41 m<sup>2</sup>/441 sq ft, FLOOR 2: 41 m<sup>2</sup>/444 sq ft  
 EXCLUDED AREA: PORCH: 3 m<sup>2</sup>/29 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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# Room Details

**Entrance Hall**

**Lounge** 13' 2" x 21' 11" (4.01m x 6.68m)

**Kitchen/Diner** 13' 2" x 11' 1" (4.01m x 3.38m)

**Stairs To:-**

**First Floor Landing**

**Bedroom 1** 13' 2" x 17' 2" (4.01m x 5.23m)

**Bedroom 2** 7' 11" x 11' 1" (2.41m x 3.38m)

**Family Bathroom** 4' 1" x 8' 2" (1.24m x 2.49m)

**Enclosed Rear Garden**

