

WHITE & BROOKS

Making sense of moving

Guide Price £300,000

Merrion Avenue • Bognor Regis • West Sussex

“Well Presented Semi-Detached House”



- ❖ Within Easy Reach Of The Town Centre, Seafront & Local Amenities
- ❖ 3 Bedrooms
- ❖ 2 Reception Rooms & Conservatory
- ❖ Bathroom & Separate WC
- ❖ Westerly Aspect Rear Garden
- ❖ Garage & Driveway

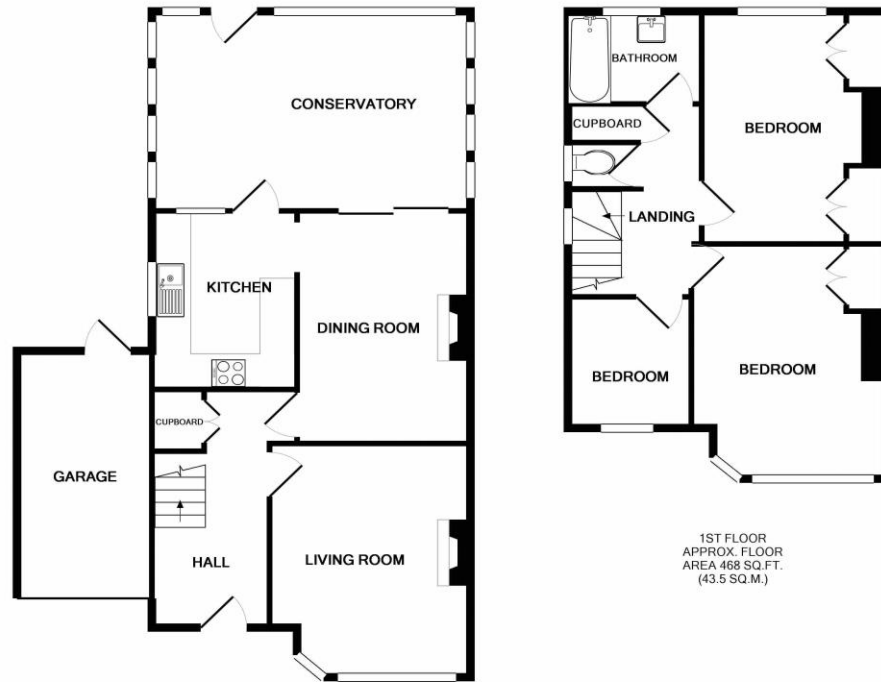


About The Property

Well presented semi-detached house within easy reach of the town centre, seafront, shops, schools and amenities. The accommodation briefly comprises to the first floor, three bedrooms, bathroom and separate WC, and to the ground floor, living room, dining room, kitchen and conservatory. The property further benefits from double glazing throughout, parquet flooring, westerly aspect rear garden, garage and driveway. An internal viewing is essential to appreciate all the property has to offer. Agent's Note: Under the Estate Agents Act 1979 we must inform prospective purchasers that the vendor of this property is related to a member of White & Brooks staff.



Floorplan and EPC

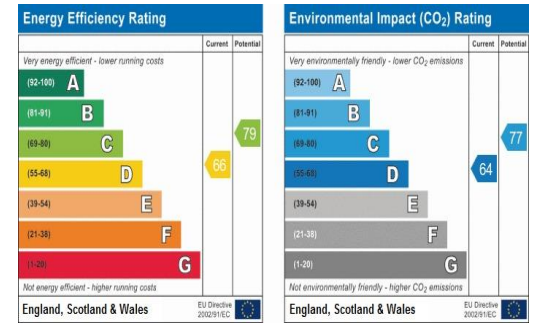


GROUND FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1278 SQ.FT. (118.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Room Details

UPVC Front Door

Leading to:-

Entrance Hall

Wall mounted radiator, under stairs storage cupboard housing meters, parquet flooring, stairs to first floor and door to:-

Living Room 13' 10" x 11' 5" (4.21m x 3.48m)

Double glazed bay window to front aspect, picture rail, wall mounted radiator, feature fire place with coal effect gas fire and TV point.

Dining Room 14' 0" x 9' 9" (4.26m x 2.97m)

Double glazed door leading to conservatory, ornamental fireplace with wooden mantle, storage cupboards, wall mounted radiator, telephone point and archway to:-

Kitchen 10' 4" x 8' 1" (3.15m x 2.46m)

Double glazed window to side aspect, wall and base level kitchen units with work surfaces, 1 bowl stainless sink with tap and drainer unit, built in electric hob with extractor over and electric oven under, space for fridge and dishwasher under, vinyl flooring and door to:-

Conservatory 17' 11" x 11' 3" (5.46m x 3.43m)

Door leading to rear garden and double glazed windows, wall mounted radiator, work surfaces and space and plumbing for washing machine.

Stairs To:-

First Floor Landing

Access to loft hatch with fitted ladder, airing cupboard housing water tank and shelving and doors to bedrooms.

Bedroom 1 13' 10" x 11' 2" (4.21m x 3.40m)

Double glazed window to front aspect, wall mounted radiator and built in cupboard.

Bedroom 2 13' 10" x 11' 2" (4.21m x 3.40m)

Double glazed window to rear aspect, wall mounted radiator and built in cupboard.

Bedroom 3 7' 1" x 7' 8" (2.16m x 2.34m)

Double glazed window to front aspect, and wall mounted radiator.

Bathroom

Double glazed opaque window to rear aspect, modern bathroom suite, with panel enclosed bath, shower unit with spray guard, pedestal wash hand basin, part tiled walls, vinyl flooring and wall mounted radiator.

Separate WC

Double glazed window to side aspect and close coupled WC.

Outside

Front Garden

Mainly laid to lawn with borders, enclosed by hedge boundaries and driveway providing off road parking and leading to:-

Garage

With up and over door.

Rear Garden

Westerly aspect, mainly laid to lawn with borders, patio area, timber storage shed, outside tap and door to garage.

