



Price
£485,000

Freehold

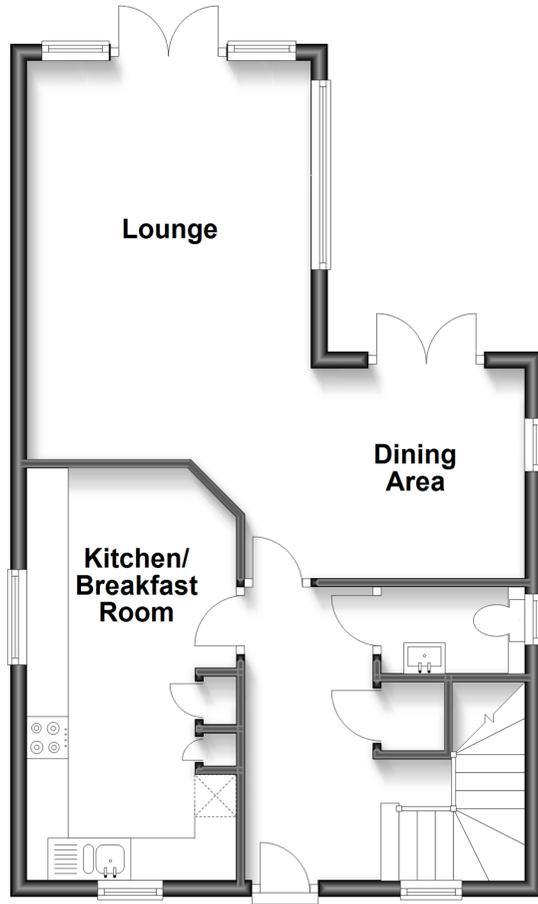
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**The Boulevard, Bognor
Regis, West Sussex
PO21**

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Ground Floor

Approx. 49.2 sq. metres (529.5 sq. feet)



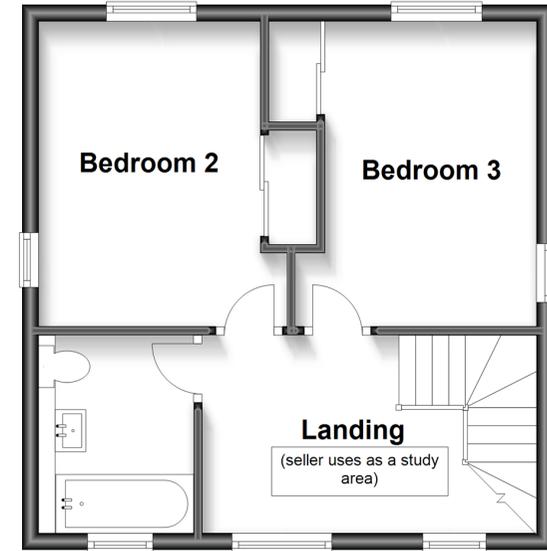
First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Second Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Foyer

Cloakroom

Kitchen/Breakfast Room: 16'4 x 8'2
(4.98m x 2.49m)

Dining Area: 11'5 x 8'2 (3.48m x 2.49m)

Lounge: 16'2 x 11'3 (4.93m x 3.43m)

FIRST FLOOR

Landing

Bedroom 1: 12'1 x 10'6 at widest point
(3.69m x 3.20m)

En-Suite Shower Room

Bedroom 4: 12'2 x 9'1 (3.71m x 2.77m)

SECOND FLOOR

Landing

Bedroom 2: 12'3 x 10'8 at widest point
(3.74m x 3.25m)

Bedroom 3: 12'2 x 8'9 (3.71m x 2.67m)

Family Bathroom

OUTSIDE

Front Garden

Off Street Parking

Garage

Rear Garden



Main features

- We are advised there is under floor heating downstairs
- 'Amtico' tile flooring
- Stunning re-fitted modern kitchen
- Refurbished to the highest of standards by the current owner
- Landscaped sunny aspect rear garden with garage access
- The vendor uses the landing as a study area

Nearest Schools

Primary Schools: Southway Primary 0.8 miles, Laburnum Grove Junior School, Bognor Regis 1.0 miles, South Bersted CofE Primary 1.2 miles. Secondary Schools: The Regis 0.8 miles, Felpham Community College 2.6 miles, Arabesque School of Performing Arts 3.8 miles.

Transport Information

Train Stations: Bognor Regis 1.9 miles, Chichester 5.4 miles, Barnham 5.8 miles

Address

The Boulevard, Bognor Regis, West Sussex PO21

Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

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