



3 Bankview Close | Bognor Regis | West Sussex | PO22 9LU

£200,000 Guide Price | Freehold

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JUST BUNGALOWS

3 Bankview Close

Bognor Regis | West Sussex | PO22 9LU

- 1 Bedroom Terrace Bungalow
- Tucked Away Position On The Outskirts Of Town Centre
- Gas Heating (Radiators) & Double Glazing
- Private Garden & Garage
- NO ONWARD CHAIN
- 644 Sq Ft / 59.8 Sq M

Occupying a tucked away, non through road position on the outskirts of the town centre, this Freehold mid-terrace bungalow is offered For Sale with No Onward Chain.

The accommodation in brief comprises entrance hall, front aspect kitchen, rear living room leading into an adjoining double glazed conservatory, good size double bedroom and bathroom.

The property also offers double glazing, a gas heating system via radiators, solar panels for hot water, enclosed rear garden and garage, situated in adjacent block.

A double glazed front door leads into the central entrance hall which has an access hatch to the loft space with ladder and a built-in cupboard housing the lagged hot water cylinder.

Doors from the hallway lead to the kitchen, living room and bathroom.

The kitchen is a good size measuring 9' 5" x 8' 10" and has a feature double glazed bow window to the front with electrically operated blinds (operated by a wall mounted control in the hallway) and boasts a comprehensive range of fitted units and Quartz work surfaces, 1 1/2 bowl single drainer sink unit with mixer tap, integrated electric hob with Baumatic double oven/grill under, space and plumbing for a washing machine and space for a free standing fridge/freezer, along with space for a small table and chairs, wall mounted gas boiler and wall mounted electric consumer unit.

The living room measures 16' 8" x 9' 10" and has a large double glazed window and double glazed door at the rear, leading through to the generous double glazed conservatory, which measures 16' x 9' with two skylights and double glazed French doors to the rear providing access into the rear garden.

The bedroom measures 13' 8" x 8' 10" and has a double glazed window to the rear into the conservatory and a built-in useful wardrobe/storage cupboard (excluded from the room measurements).

In addition, there is a bathroom with a double glazed window to the front, coloured suite of panelled bath with mixer tap/shower attachment, close coupled wc, pedestal wash basin and tiled splash back.

Externally, there is an open plan lawned frontage with pathway to the front door. At the rear there is an established enclosed garden with lawn, patio and gate to a pathway at the rear providing access to the garage which measures 18' 2" x 7' 10" internally and has an up and over door at the front.

Current EPC Rating: C (74) **Council Tax:** Band B £1798.36 (Arun District Council/Bognor 2024 -2025)

Ref: DA200 - 02/25

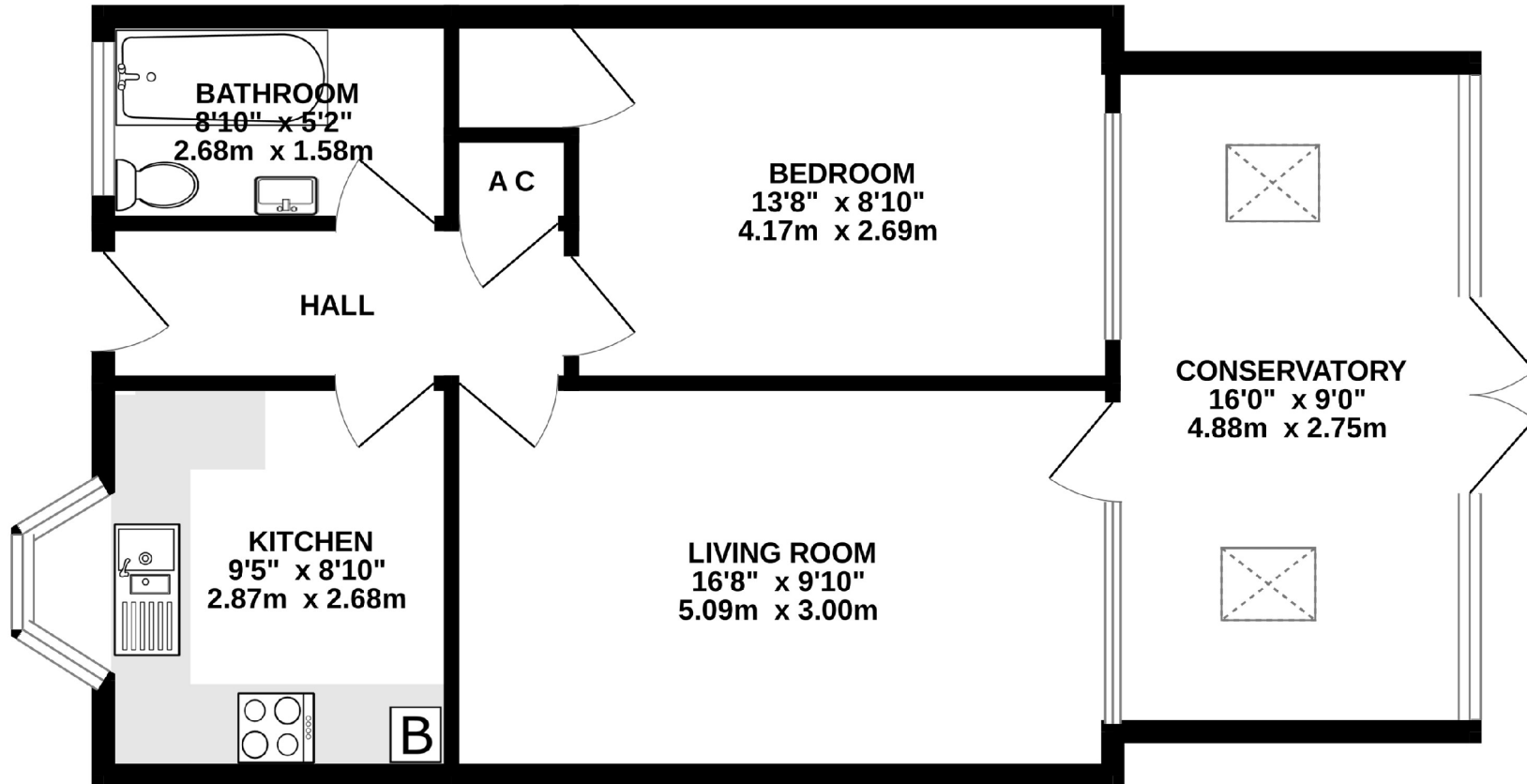




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GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 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.

