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SALES & LETTINGS
FOR SALE
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44 Longford Road, Bognor Regis, West Sussex, PO21 1AG

Guide Price £287,000

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EPC TBC

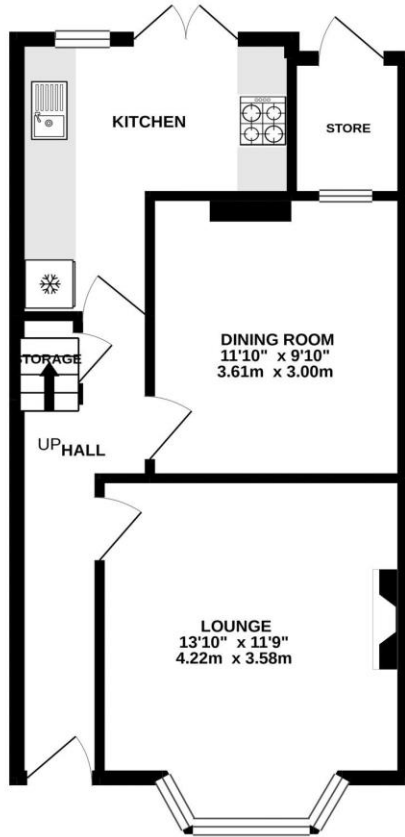
- › Deceptively spacious character property
- › Set over 3 floors
- › 3 double bedrooms
- › Walk-in wardrobe and study area on 2nd floor
- › Bay fronted lounge with fireplace
- › Garden with shed
- › Close to train station and town centre
- › Dining room
- › No forward chain

No real need for the car everyday at this property, with the train station, town centre, bus stops and beach within walking distance. This deceptively spacious character property is set over 3 FLOORS and boasts a modern kitchen, bay fronted lounge with fireplace, dining room and store room to the ground floor. To the first floor there are 2 DOUBLE bedrooms (master with a bay window) and a large bathroom with separate shower and bath. To the 2nd floor there is a study area on the landing, a further Double bedroom and a walk-in wardrobe. Outside there is a private rear garden with lawn, patio and shed. The property would make a great buy-to-let, family home or first time buy. NO FORWARD CHAIN.

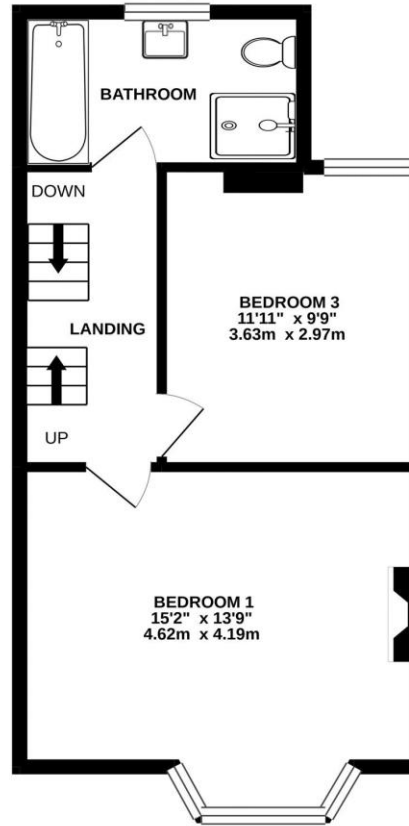
Council Tax Band: B



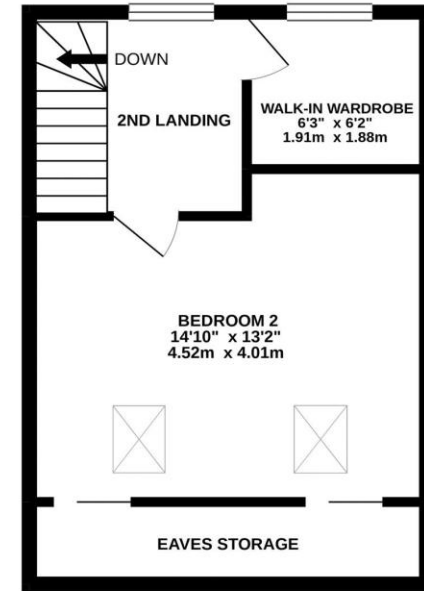
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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