



Bell & Blake
SALES & LETTINGS

53 Lane End Road, Bognor Regis, West Sussex, PO22 6LT

Asking Price £535,000

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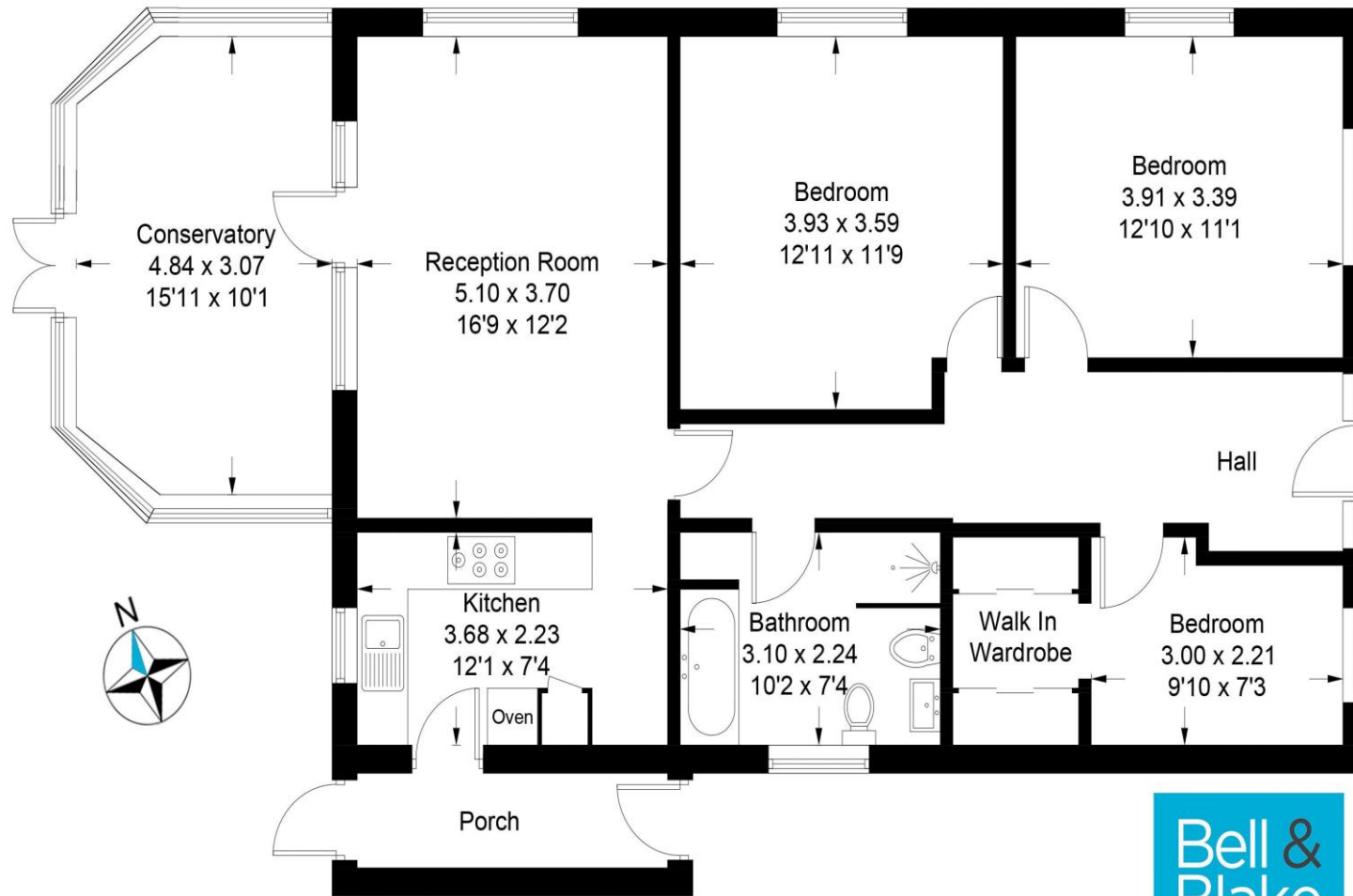
- › Stunning refurbished bungalow
- › Large off road parking area to the front
- › 3 bedrooms (One with walk-in wardrobe)
- › New Kitchen
- › Lounge
- › Conservatory with heating
- › Westerly aspect rear garden with outside lighting
- › Contemporary Bathroom with Jacuzzi bath, built-in TV & Walk-in shower

This beautifully renovated detached bungalow is located under 600m from Elmer Beach! The property boasts a grand entrance hall, 3 bedrooms, a contemporary bathroom with jacuzzi tub and walk-in shower, a new high-spec kitchen, a lounge diner and a conservatory. Outside the property has a generous driveway providing off road parking for multiple vehicles and a secluded Westerly aspect rear garden with shed. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D



Lane End Road



Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk