



**Bell & Blake**  
SALES & LETTINGS

21 Sadler Street, Bognor Regis, West Sussex, PO21 1UA

Guide Price £180,000

# 21 Sadler Street, Bognor Regis, West Sussex, PO21 1UA



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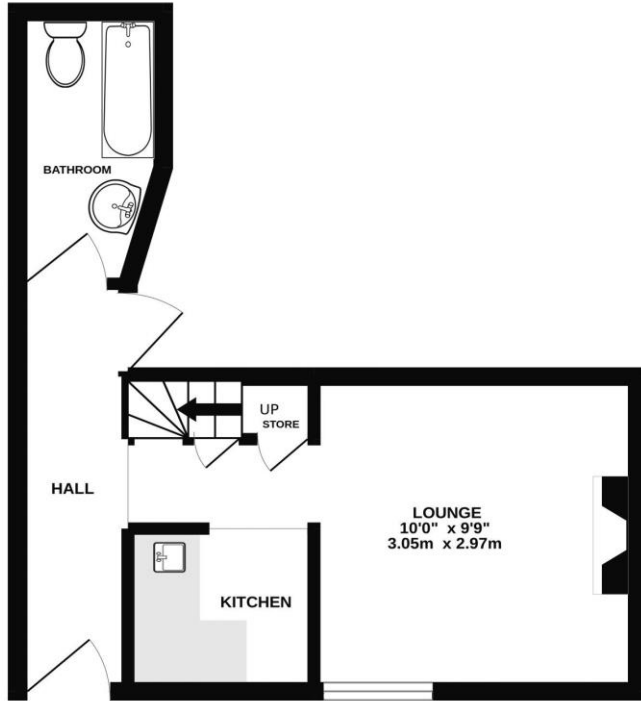
EPC TBC

- › Character Cottage
- › 2 Bedrooms
- › Close to the beach & Town Centre
- › No Forward chain
- › No Garden
- › Downstairs Bathroom
- › Kitchen open plan to lounge

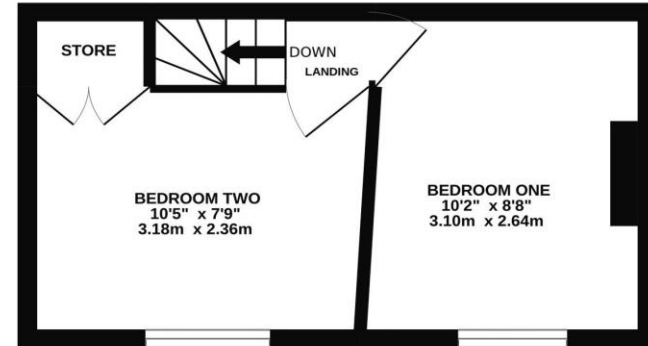
This charming character cottage is just a 'stones throw' from the beach and town centre. The cottage has 2 bedrooms to the first floor with an open plan kitchen lounge to the ground floor and separate bathroom. The property is in need of refurbishment and has no forward chain.



GROUND FLOOR



1ST FLOOR



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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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.

## Location

The property is located just to the West of the Town Centre in a little side street. The Beach & Promenade are under 200 metres to the South. The Town Centre has a wealth of amenities, including shops, restaurants, pubs, Doctors, Dentists, Theatre, Cinema and Train Station and many more.

