



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Offers Over £325,000 Freehold**

**55 Highcroft Crescent**  
**, Bognor Regis, PO22 8DJ**

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Each of us views property with what seems like different eyes. Ask one person what they thought of a house, and they will have a completely different opinion than another. But there are general “rules” that apply, and certain types of property will often appeal to a similar market – and bungalows are a prime example of this. Take for instance this **SEMI~DETACHED BUNGALOW** which would make an ideal home for later years. Well maintained by the present owner, this property benefits from **gas fired central heating, uPVC framed double glazing**. Add to this a low maintenance exterior plus private driveway and garage parking and the appeal of this bungalow becomes plain to see. Bognor Regis town centre lies within approximately 3/4 of a mile, with main line railway station, range of shops and of course the beach, whilst the historic city of Chichester is found some 6 miles away. If this description ticks your boxes, telephone **May’s** for an appointment to view – it’s no good just looking at the outside !!

## ACCOMMODATION

**double glazed door to:**

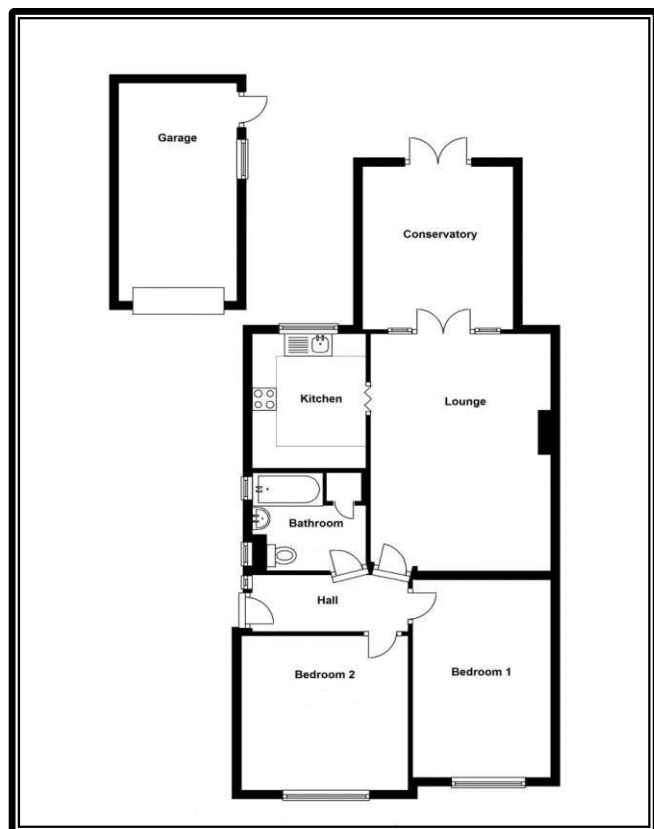
### ENTRANCE HALL:

radiator; telephone point; trap hatch to roof space (which houses a recently replaced gas fired combination boiler); door to:

### LIVING ROOM: 17' 2" x 12' 5" (5.23m x 3.78m)

radiator; wood burning stove (not tested); T.V. aerial point; double glazed doors to conservatory; sliding door to:

### KITCHEN: 9' 10" x 7' 10" (2.99m x 2.39m)



(maximum measurement's over units) range of floor standing drawer and cupboard units with roll edge worktop; tiled splash backs with matching wall mounted cabinets over; electric oven; four burner gas hob; extractor hood; inset stainless steel sink; space and plumbing for washing machine; further appliance space.

### CONSERVATORY: 12' 0" x 10' 4" (3.65m x 3.15m)

of uPVC framed construction on brick plinth with double glazed roof & ceiling light; radiator; double glazed double doors to patio.

### BEDROOM 1: 14' 10" x 9' 3" (4.52m x 2.82m)

radiator.

### BATHROOM:

fully tiled with matching suite comprising panelled bath with independent shower mixer; pedestal wash hand basin; close coupled W.C.; ladder style heated towel rail; linen cupboard with slatted shelving.

### BEDROOM 2: 11' 6" x 11' 6" (3.50m x 3.50m)

radiator.

## OUTSIDE AND GENERAL

### GARDENS:

The **REAR GARDEN** has a depth of approximately 63ft and a width of 38ft or thereabouts; laid to a combination of lawn and raised patio; surrounded by lapped timber fencing with side gate access. The **FRONT GARDEN** has been lain to lawn with shrub borders and a dwarf brick wall to the front of the boundary. Parking is provided by a concrete area which abuts a block paved driveway to the:

### GARAGE: 16' 1" x 8' 2" (4.90m x 2.49m)

with metal up and over door and personal door to garden.

The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.