



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£300,000 Freehold

14 Highcroft Avenue,
Bognor Regis, PO22 8DG

www.maysagents.co.uk



Located on the popular Glenwood Estate, with Bognor Regis town centre 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, this property benefits from **gas fired central heating, uPVC framed double glazing**. Add to this a low maintenance rear garden, plus private driveway and garage parking and the appeal of this **2 BEDROOM SEIM-DETACHED BUNGALOW** becomes plain to see. If this description ticks your boxes, telephone **May's** for an appointment to view – it's no good just looking at the outside !!

ACCOMMODATION

ENTRANCE PORCH:

of brick and uPVC construction with part glazed door to:

ENTRANCE HALL:

radiator.

LIVING ROOM: 16' 9" x 12' 5" (5.10m x 3.78m)

radiator; T.V. aerial point; telephone point; sliding door to conservatory; door to:

KITCHEN: 9' 11" x 7' 11" (3.02m x 2.41m)

(maximum measurement's over units) range of floor standing drawer and cupboard units with roll edge worktop and matching wall mounted cabinets over; inset stainless steel sink with mixer tap; space for gas oven; filter hood; space for fridge/freezer; ; "Baxi" combination gas fired boiler: door to:

CONSERVATORY/UTILITY: 20' 4" x 7' 11" (6.19m x 2.41m)

of uPVC framed construction on brick plinth with polycarbonate roof; radiator; UTILITY AREA with space and plumbing for automatic washing machine; further appliance space; double glazed door to patio.

BEDROOM 1: 14' 10" x 9' 7" (4.52m x 2.92m)

trap hatch to roof space; radiator.

BEDROOM 2: 11' 5" x 11' 3" (3.48m x 3.43m)

radiator.

SEPARATE W.C.:

with low level W.C..

BATHROOM:

part tiled walls; walk-in shower/bath with electric shower unit over; curtain and rail; ladder style heated towel rail; wash basin inset in vanity unit; linen cupboard.

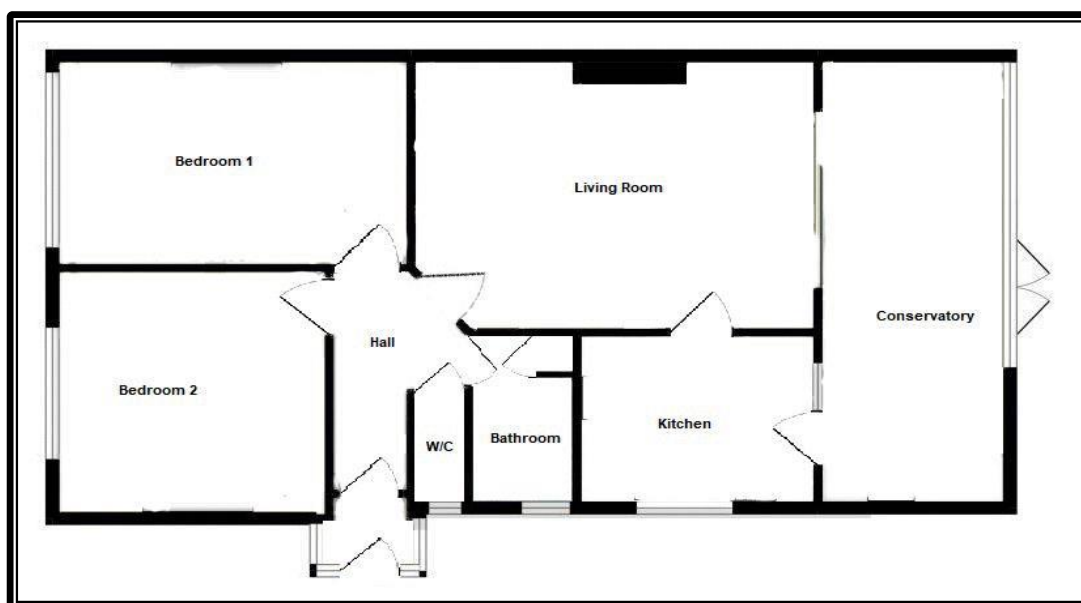
OUTSIDE AND GENERAL

GARAGE: 20' 3" x 9' 1" (6.17m x 2.77m)

with electrically operated roller door; power and light; personal door to garden.

GARDENS:

The REAR GARDEN faces roughly south and has maximum measurements of 27ft by 21ft tapering to a point. The area has been laid to a combination of paving with stone borders, surrounded by lapped timber fencing with side access to the **FRONT GARDEN** which has been laid to lawn. Parking is provided in front of the garage.



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.