







## 74 Addison Way, Bognor Regis

1970's semi-detached house with open plan living accommodation, driveway and garage.



- ▶ 1970's Semi-Detached House
- ▶ Fitted Kitchen
- ▶ Family Shower Room
- ▶ Enclosed Garden
- ▶ Open Plan Living Accommodation
- ▶ Three Bedrooms
- ▶ Garage and Driveway
- ▶ No Forward Chain

This ideal family home is available on the open market with no forward chain.

The property has been loved for many years by the current owner and would therefore benefit from some internal modernisation.

The accommodation comprises, entrance porch, an open plan sitting/dining room leading all the way through to the sun room with patio doors opening onto the garden. The kitchen is fitted with floor and wall units with space for white goods and an integral oven and hob. The side access door leads to the garage and garden.

On the first floor, there are three bedrooms, the two double bedrooms have double fitted wardrobes and the single has a fitted cupboard. The family bathroom has a modern walk-in shower cubicle and wash hand basin with a separate WC.

Outside, the garden is mainly laid to lawn and enclosed by fencing with a patio area and side access. The driveway leads to the garage offering additional off-road parking.

Council Tax Band: C

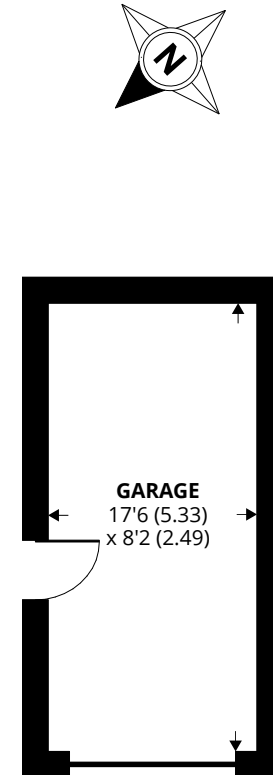
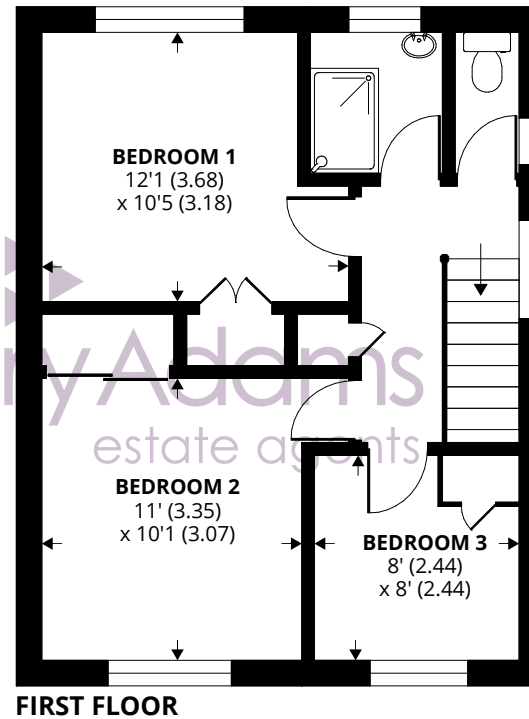
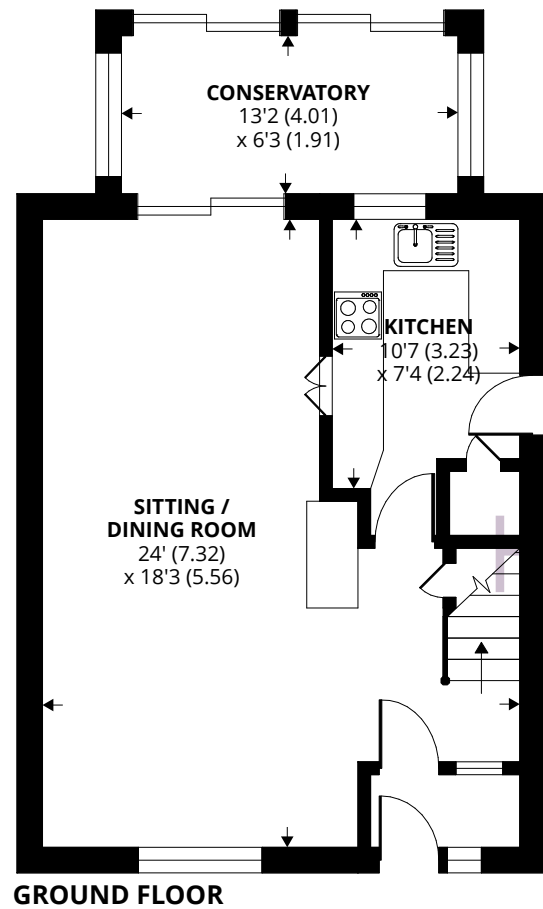












Approximate Area = 1008 sq ft / 93.6 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

This semi-detached house is situated in the popular residential area of Bersted. There is excellent access via the A259 to both the cathedral city of Chichester, with its precinct shopping facilities, a range of cafes, bars, restaurants and the renowned Festival Theatre. The seaside town of Bognor Regis with the beach, promenade and mainline railway station to London Victoria and the out-of-town shopping centre in Bersted. Also easily accessed with Next, Marks & Spencer's food retailers and the major supermarkets.

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