



2 Brooks Lane West, Bognor Regis

Guide Price £200,000

2 Brooks Lane West

- Terraced Bungalow
- Large Conservatory
- Stylish Gloss White Kitchen
- Two Double Bedrooms
- Contemporary Bathroom
- Modern Double Glazing Throughout
- Designated Off-Street Parking
- Low Maintenance Garden
- Spacious Front Garden

An ideal first time buy, this two bedroom semi-detached bungalow is presented in immaculate condition throughout.

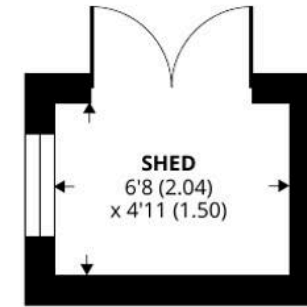
The front door opens onto a small lobby which in turn opens to the large reception room with stone tiled floors with a stylish gloss white open plan kitchen with range of wall and base units. From this a door opens onto the large conservatory which in turn has French doors opening to the garden. Altogether, this gives a great living space.

Doors from the reception room open to the two double bedrooms and to the contemporary bathroom.

The house has a designated off-street parking space and a small, low maintenance garden.







OUTBUILDING



GROUND FLOOR

Brooks Lane West, Bognor Regis

Approximate Area = 718 sq ft / 66.7 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 751 sq ft / 69.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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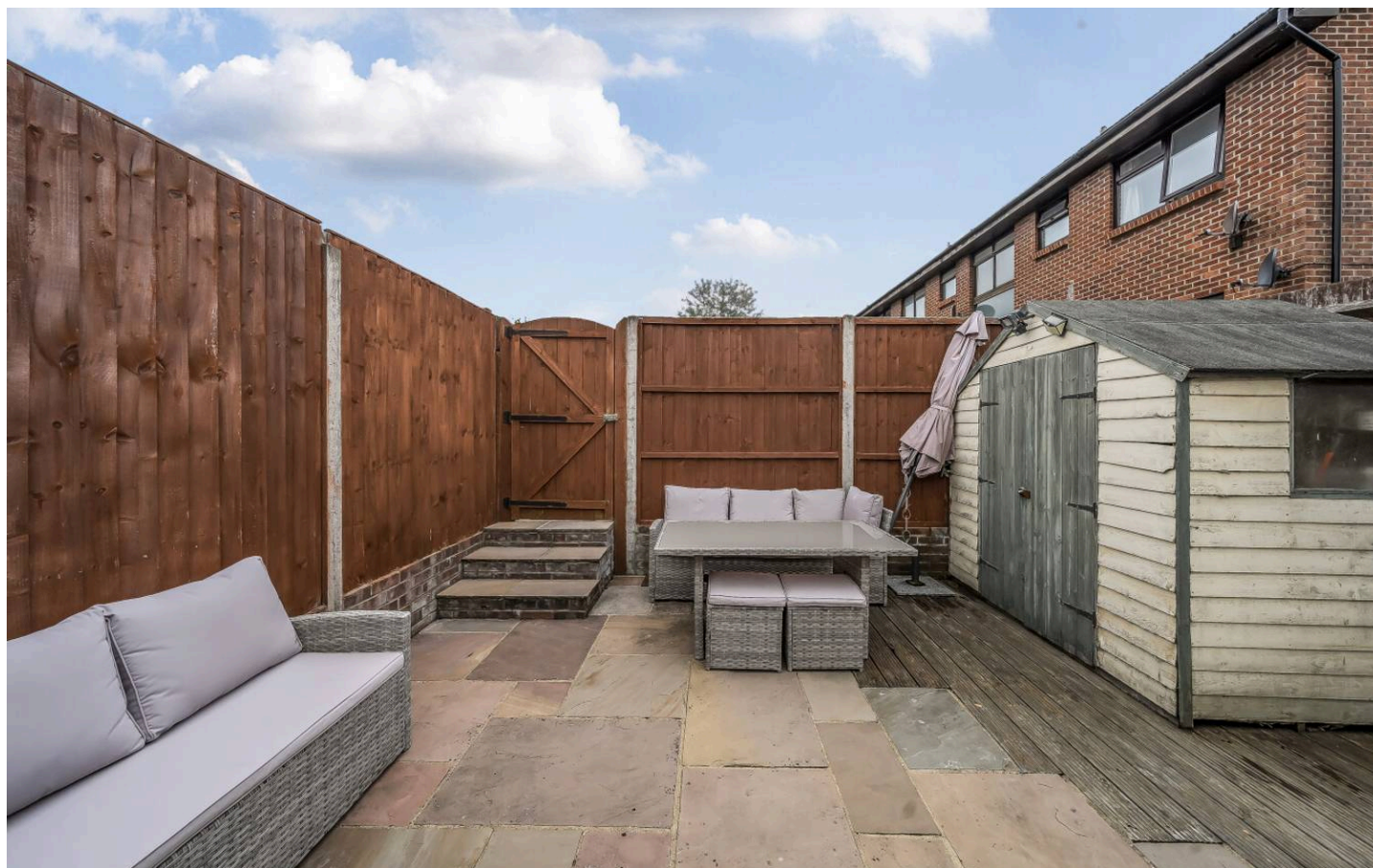
The property occupies a popular residential location to the north-east of Bognor Regis town centre. Local schools are situated within a quarter of a mile, whilst Bognor Regis town centre and the mainline railway station are located within approximately two miles with direct links into London Victoria. The extensive out-of-town shopping facilities in Bersted including Marks & Spencer's, Next, Tesco and Sainsbury's are within walking distance.

What3Words [///idea.island.tape](https://www.what3words.com/idea.island.tape)

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.