



100 Gravits Lane, Bognor Regis

Guide Price £280,000

100 Gravits Lane

- Terraced Family Home
- Sitting Room with Feature Bay Window
- Kitchen/Breakfast Room
- Conservatory
- Larger than average Family Bathroom
- Driveway providing Off-Road Parking
- Convenient Location
- Usable Loft Area for Home Office/Dressing Room
- No Onward Chain

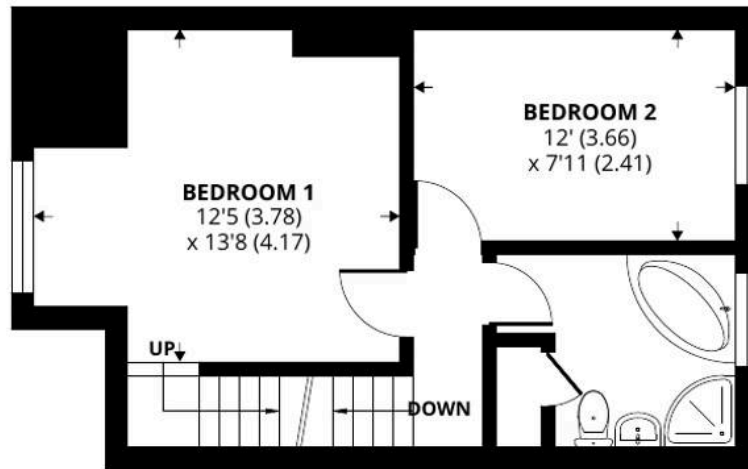
This well-presented two bedroom terraced family home offers spacious and versatile accommodation, ideal for first-time buyers or those seeking a comfortable home in a convenient location. The property features a welcoming sitting room with a feature bay window that allows plenty of natural light. The kitchen/breakfast room is perfect for family meals and entertaining, while the conservatory provides an additional living space with views over the garden.

Upstairs, you will find two well-proportioned bedrooms and a larger than average family bathroom. The useable loft area lends itself perfectly to a home office or dressing room, offering valuable extra space. Additional benefits include gas central heating, double glazing, and a driveway providing off-road parking.

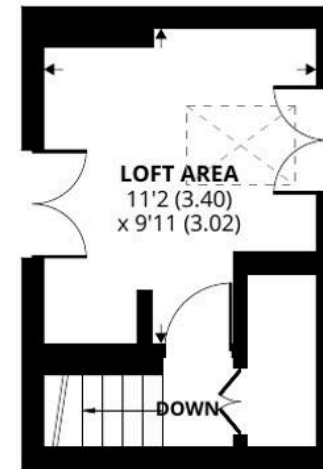
Outside, the property boasts a private rear garden that is mainly laid to lawn, with a patio area ideal for al fresco dining and relaxing during warmer months. The garden is fully enclosed and there is ample space for garden furniture or a play area. To the front, the driveway offers convenient off-road parking. The location provides easy access to local amenities, schools, and transport links, making this a fantastic opportunity for families and professionals alike.



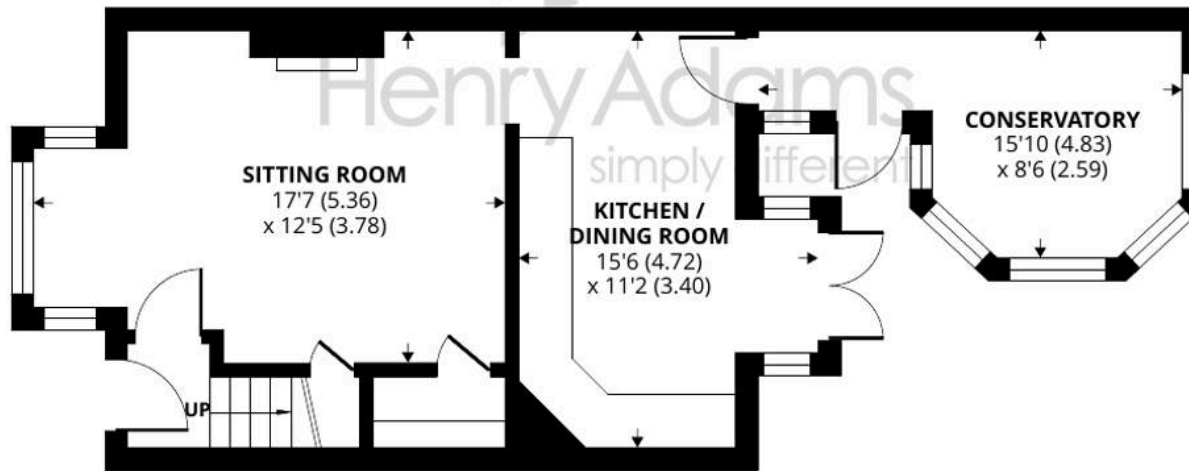




FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Gravits Lane, Bognor Regis

Approximate Area = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 949305

Situated on the outskirts of the seaside town of Bognor Regis with its mainline railway station, precinct shopping facilities, range of cafes, bars and restaurants and the seafront with its traditional pier and promenade. Gravits Lane is within walking distance to The Regis School campus with education for children of all ages.

What3Words ///palace.push.rides

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E





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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.