



21 Highcroft Avenue | Bognor Regis | West Sussex | PO22 8DQ

Guide Price **£325,000** | Freehold

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JUST BUNGALOWS

21 Highcroft Avenue

Bognor Regis | West Sussex | PO22 8DQ

- **Extended Semi-Detached Bungalow**
- **Two Double Bedrooms**
- **Popular Residential Location**
- **Can be offered with No Onward Chain**
- **848 Sq Ft / 78.8 Sq M**

Situated on the outskirts of Bognor Regis in a popular residential location. This delightful two double bedroom bungalow can be offered for sale with no onward chain. The well presented accommodation has been extended to the rear and now provides a dining/family room with feature lantern, open plan modern refitted kitchen, generous living room, bathroom and fully enclosed low maintenance rear garden.

A double glazed front door, positioned at the side of the property, with matching natural light double glazed flank panel, opens into a welcoming entrance hall with radiator, fitted carpet and access hatch to the loft space with pull down ladder and light. Replacement panel doors lead to the two double bedrooms and bathroom, while a part glazed replacement panel door leads into the living room.

The living room measures 16' 9" x 12' 5" with a feature fireplace with coal effect gas fire, fitted carpet, radiator and two wall light points. Double glazed patio doors lead to the rear into the extended dining area, while a bespoke bi-fold door leads into the kitchen. The kitchen area measures 10' 11" x 7' 10" and leads through to the open plan extended dining area at the rear with the refitted kitchen providing a comprehensive range of units, roll edge work surfaces, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, tiled splash back surround, 4 burner gas hob with hood over and oven under, integrated slimline dishwasher, space and plumbing for a washing machine and space for under counter appliances.

The rear dining/family room measures 19' 8" x 8' 8" and boasts a feature double glazed skylight lantern, inset ceiling spot lighting along with double glazed French doors with matching flank double glazed panelling providing access to the rear garden, a double glazed window to the rear, double glazed door to side and modern wall mounted radiator.

Bedrooms 1 and 2 measure 14' 11" x 9' 5" and 11' 5" x 11' 4" respectively, both with a double glazed window to the front, fitted carpet and fitted wardrobes.

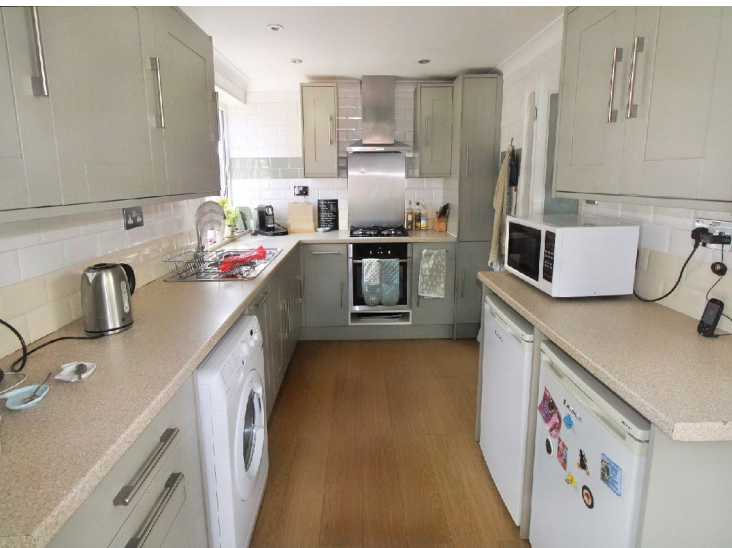
The bathroom measures 7' 11" x 7' 1" overall with a 'P' shaped panel bath with shower over and fitted shower screen, vanity basin with storage under, close coupled w.c., built-in linen storage cupboard, heated towel rail and two obscure windows to the side.

Externally there is a pretty frontage with driveway providing on-site parking. A gate leads through to the fully enclosed rear garden measuring 23'7" in depth, being laid to lawn with established beds/borders, patio and timber storage shed. (N.B - Please note the garden backs on to the railway line).

Current EPC Rating: C (69)

Council Tax: Band C (£1,965.87 p.a. Arun District Council 2023 - 2024)

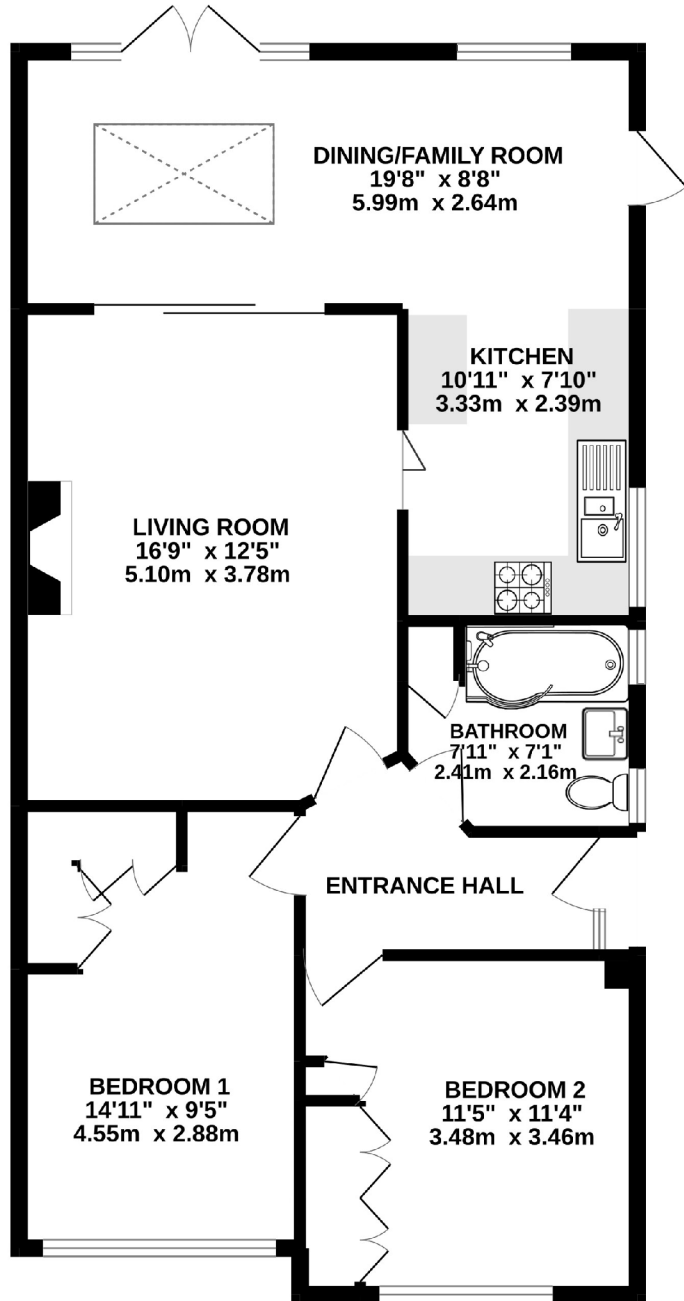




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GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.