



22 Robins Drive | Bognor Regis | West Sussex | PO21 3BL

Guide Price **£400,000** | Freehold

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JUST BUNGALOWS

22 Robins Drive

Bognor Regis | West Sussex | PO21 3BL

- **Detached Two Double Bedroom Bungalow**
- **Well Presented Throughout**
- **Popular Residential Location Close To Amenities**
- **Secure On-site Parking For Several Vehicles**
- **980 Sq Ft / 91.0 Sq M**

Situated within a cul-de-sac setting, a few hundred metres level walk to the village amenities in Rose Green, this detached single storey residence sits behind double gates providing secure parking for several vehicles. The bright and airy accommodation comprises porch, hallway, kitchen/breakfast room, utility room, double glazed conservatory, living room with log burner, two double bedrooms and modern bathroom. Externally there is a well tended rear garden and low maintenance frontage.

Double doors at the side of the property lead into the porch where an inner double glazed front door leads into the central entrance hall with exposed wood effect flooring. Modern inner doors lead to the two bedrooms and bathroom, while a pair of modern part glazed casement style doors lead into the living room and a part glazed modern casement door leads into the kitchen/breakfast room.

The kitchen/breakfast room boasts a comprehensive range of modern fitted units and work surfaces along with down lighting and feature integral skirting lighting, integrated electric hob with concealed hood over, integrated eye level double oven and eye level microwave/oven, space and plumbing for a dishwasher, space for a breakfast table and chairs, built-in storage cupboard and a double glazed window to the rear. A part glazed door leads to the rear into the utility room, while double glazed French doors lead out to the side into the double glazed conservatory, which provides access to the front and rear via further double glazed doors. The utility room is positioned at the rear of the property with double glazed windows to both sides and rear, along with fitted work surfaces and a second sink/drain unit. A double glazed door leads into the rear garden and there is a further purpose built integral store cupboard.

The living room is positioned at the front of the property with a double glazed square bay window and feature wood burner/stove recessed into a chimney breast with decorative surround.

Adjacent to the living room, bedroom 1 also boasts a feature double glazed square bay window to the front, along with fitted wardrobes. Bedroom 2 is a rear facing, good size double bedroom, with fitted wardrobes. In addition, there is a modern bathroom with white suite of bath with shower over and fitted shower screen, wash basin with storage under and adjacent enclosed cistern w.c., along with an obscure double glazed window to the side.

Externally the property boasts a generous enclosed frontage, while to the rear there is a further good size area of lawn with raised borders, paved patio, a raised decked area, large timber shed and a metal shed.

Current EPC Rating: D (66)

Council Tax: Band D £2,093.40 p.a. (Arun District Council/Aldwick 2023 - 2024) **HA400-09/23**

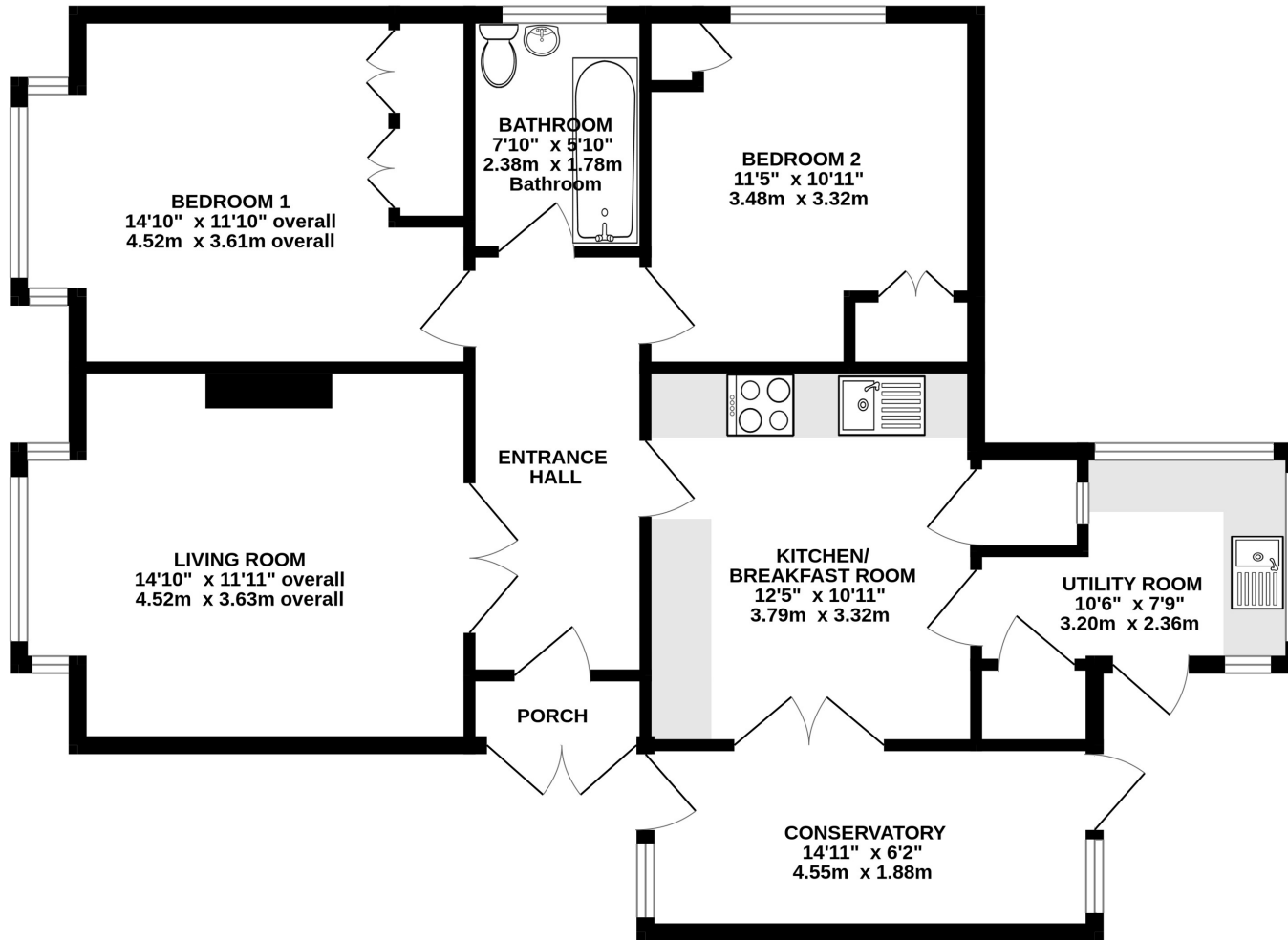




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GROUND FLOOR
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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