



28 Winston Close, Bognor Regis

Bright and spacious bungalow in a quiet cul-de-sac. No forward chain.



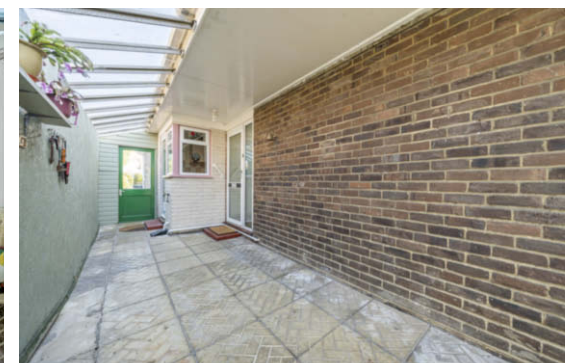
- ▶ **Modern Semi-Detached Bungalow**
- ▶ **Sitting Room**
- ▶ **Galley Kitchen**
- ▶ **Conservatory**
- ▶ **Landscaped Front and Rear Gardens**
- ▶ **Spacious Entrance Hall**
- ▶ **Three Bedrooms**
- ▶ **Modern Shower Room**
- ▶ **Block Paved Driveway**
- ▶ **No Forward Chain**

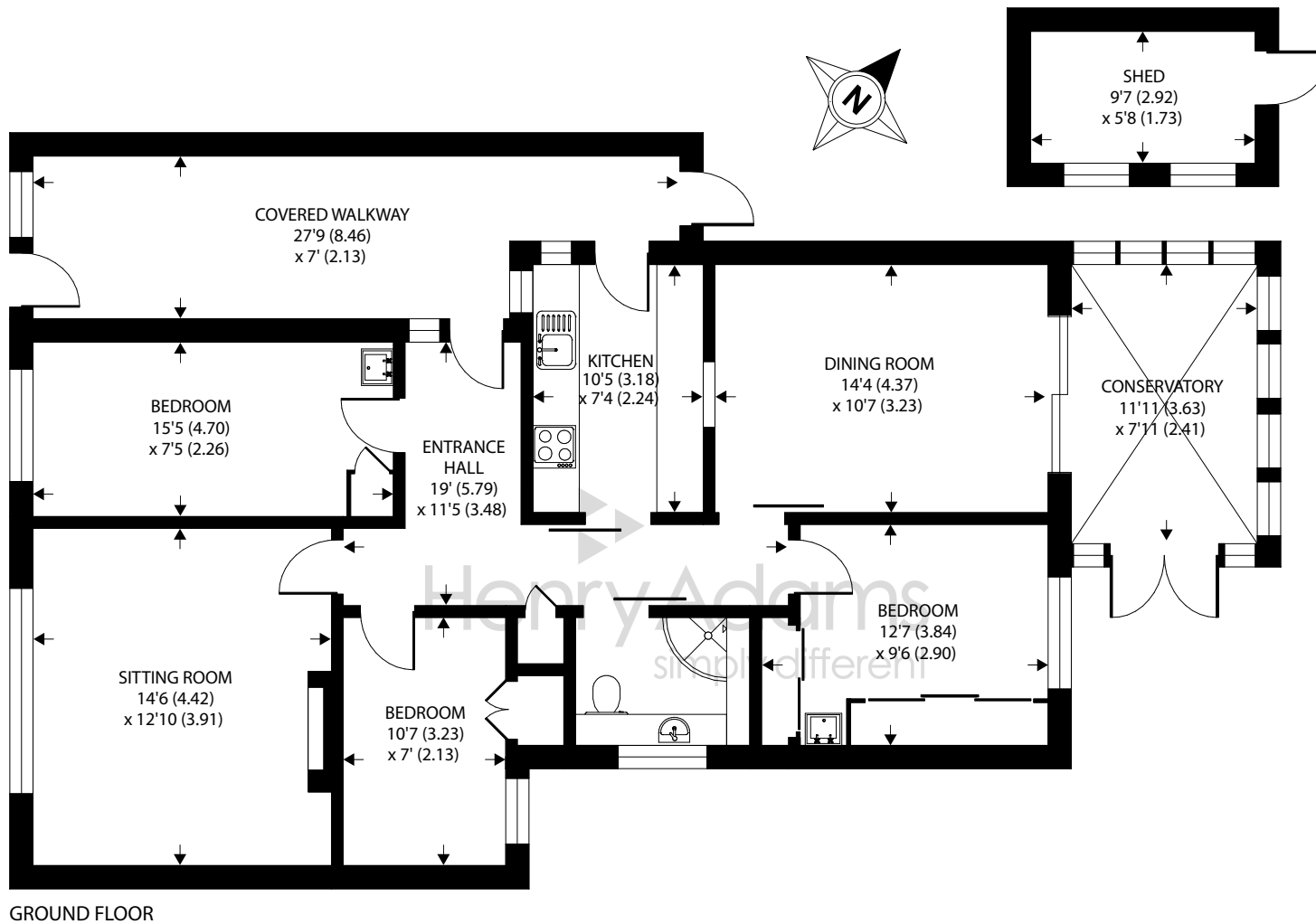
An internal inspection of this modern semi-bungalow is thoroughly recommended to appreciate the spacious accommodation on offer and the potential to modernise and improve.

The accommodation briefly comprises spacious entrance hall, sitting room with feature fireplace overlooking the front garden. The kitchen is fitted with floor and wall units with a serving hatch to the dining room and access to the covered walkway with front and rear access. The dining room has sliding patio doors opening onto the conservatory, which overlooks the sunny rear garden. There are three bedrooms, two with fitted wardrobes and wash basins, and a modern family shower room with vanity unit basin and WC.

Outside, there is a block paved driveway offering ample parking and attractively landscaped garden with an established magnolia tree. The rear garden has two patio areas, feature gravelled area, central lawn with established borders and a timber shed with mains electric.

Council Tax Band: C





GROUND FLOOR

Approximate Area = 1044 sq ft / 96.9 sq m (excludes walkway)

Outbuilding = 55 sq ft / 5.1 sq m

Total = 1099 sq ft / 102.1 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

Situated in between the seaside town of Bognor Regis and Cathedral City of Chichester in a quiet cul-de-sac with open fields and Jubilee play park within walking distance.

Directions

From the double mini-roundabout on the B2259, known as the 'pink pub' roundabout, proceed towards Chichester. Take the first turning on the left into New Barn Lane, first left again into Winston Crescent, then first left into Winston Close.

27/07/23

