





## 4 Bankview Close, Bognor Regis

An end of terrace bungalow situated within a private cul-de-sac location, close to the town centre and mainline railway station.



- ▶ Convenient Location
- ▶ Sitting Room with door to Rear Garden
- ▶ Bathroom with WC
- ▶ Double Glazing and Gas Fired Central Heating
- ▶ Cul-De-Sac Location
- ▶ Vacant Possession
- ▶ Kitchen
- ▶ Single Garage with Parking Bay to Side
- ▶ Private Secluded Rear Garden
- ▶ Seafront and Hotham Park Close By

A viewing is highly recommended to appreciate the quiet tucked away convenient location and spacious accommodation on offer.

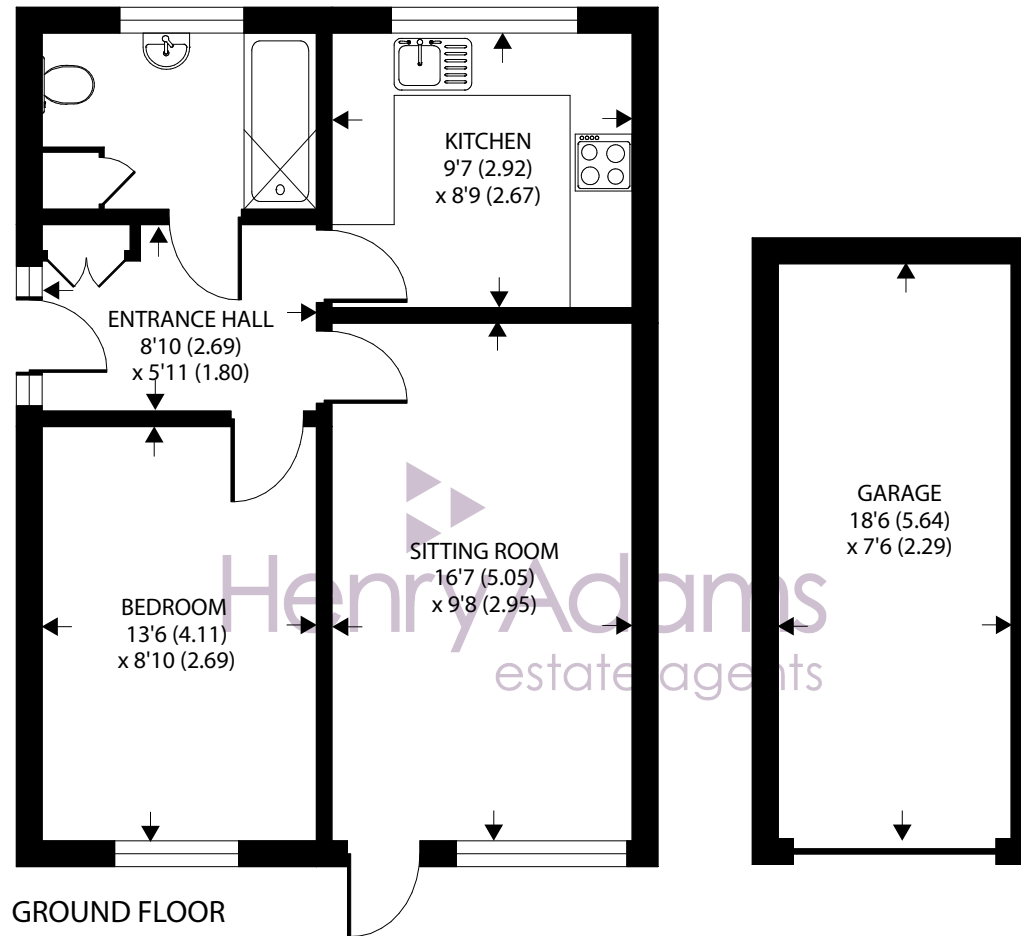
The accommodation briefly comprises, welcoming entrance hall with useful cupboard, sitting room with door giving access to the rear garden, fitted kitchen, double bedroom and bathroom with WC with cupboard housing the gas boiler (fitted November 2021).

Outside, the front garden is laid to lawn and gated access to the rear garden, again mainly laid to lawn and has the railway line running along the rear. There is a single garage plus parking space to side. In addition, there is a raised flower bed in the corner which belongs to this property.

This presents a great opportunity for someone looking to downsize or first time buyers and buy to let investors.

Council Tax Band: B





Approximate Area = 494 sq ft / 45.9 sq m

Garage = 139 sq ft / 12.9 sq m

Total = 633 sq ft / 58.8 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 within easy access to the promenade, beach and the precinct shopping facilities of the town centre with a range of shops, cafes, bars and restaurants. There is also the mainline railway station with services to London Victoria and the South Coast, also bus services nearby.

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