





107 Linden Road, Bognor Regis

A mid terraced house conveniently located close to the town centre and railway station and offered with no onward chain.



- ▶ Terrace House
- ▶ Dining Room
- ▶ Three Bedrooms
- ▶ Conservatory
- ▶ South-Westerly Rear Garden
- ▶ Sitting Room
- ▶ Kitchen
- ▶ Bathroom with WC
- ▶ Gas Fired Central Heating and Double Glazing

This would be ideal for someone who wishes to put their own stamp on this property as it does require modernisation. There are convenience stores nearby as well as bus services.

The accommodation briefly comprises welcoming entrance hallway, sitting room with feature bay window, through to dining room and kitchen with door to the conservatory and in turn giving access to the rear garden.

The first floor comprises, three bedrooms and bathroom with WC.

A viewing is highly recommended to appreciate the convenient location, together with its spacious accommodation.

Outside, the south-westerly facing rear garden is mainly laid to lawn with patio area and has a gated access to a communal side pathway.

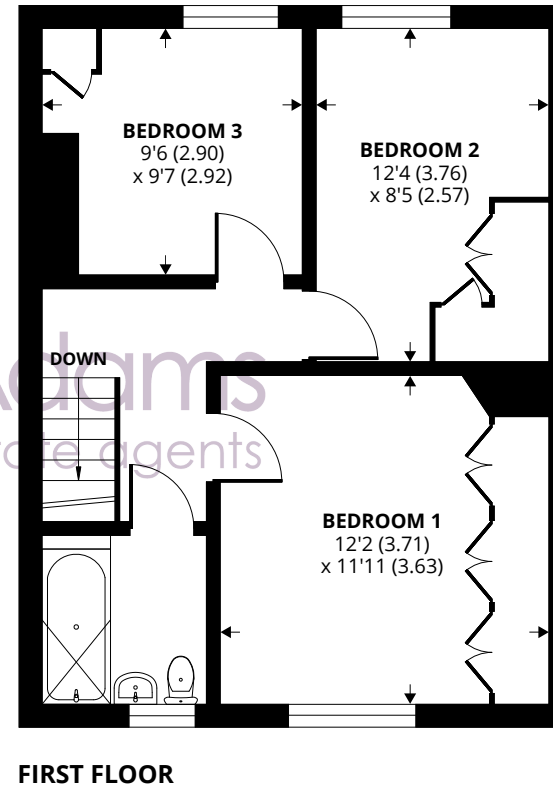
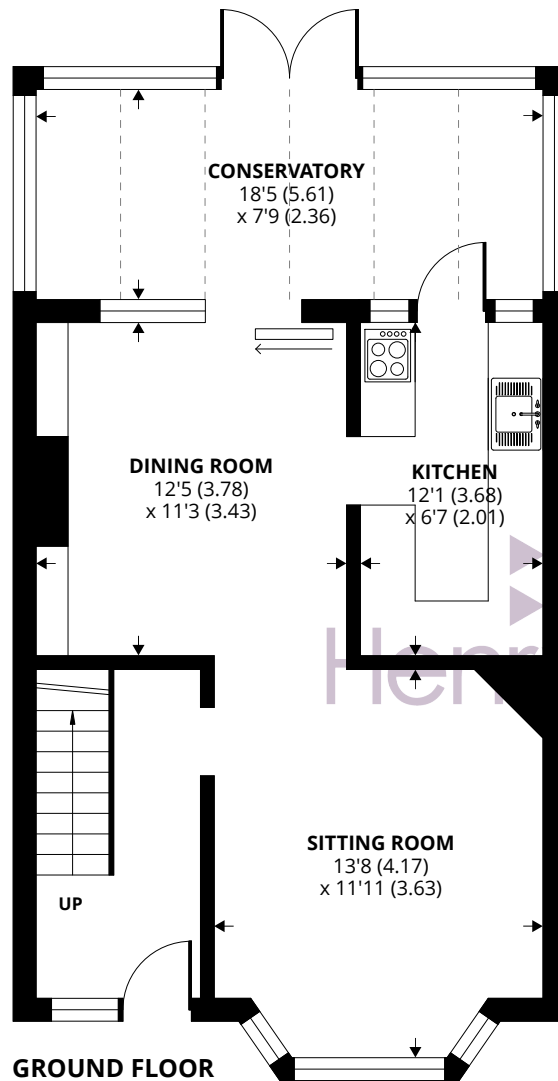
We understand that early vacant possession may be possible as there is no onward chain.

Council Tax Band: C









Approximate Area = 1085 sq ft / 100.7 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 conveniently to local schools, 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.

What3Words ///dreams.market.twice

23/04/24



