



18 Ashurst Close, Bognor Regis

Immaculately presented semi-detached house in cul-de-sac location with enclosed garden and garage.



- ▶ **Modern Semi-Detached House**
- ▶ **Ground Floor WC**
- ▶ **'L' Shaped Sitting/Dining Room**
- ▶ **Modern Refitted Bathroom**
- ▶ **Garage and Driveway**
- ▶ **Cul-De-Sac Location**
- ▶ **Modern Refitted Kitchen**
- ▶ **Three Bedrooms**
- ▶ **Enclosed Rear Garden**
- ▶ **No Forward Chain**

This immaculately presented semi-detached house is new to the market with No Forward Chain. The property has recently been completely redecorated with new flooring laid throughout. There is a refitted kitchen and bathroom, double glazing and UPVC fascia's and soffits.

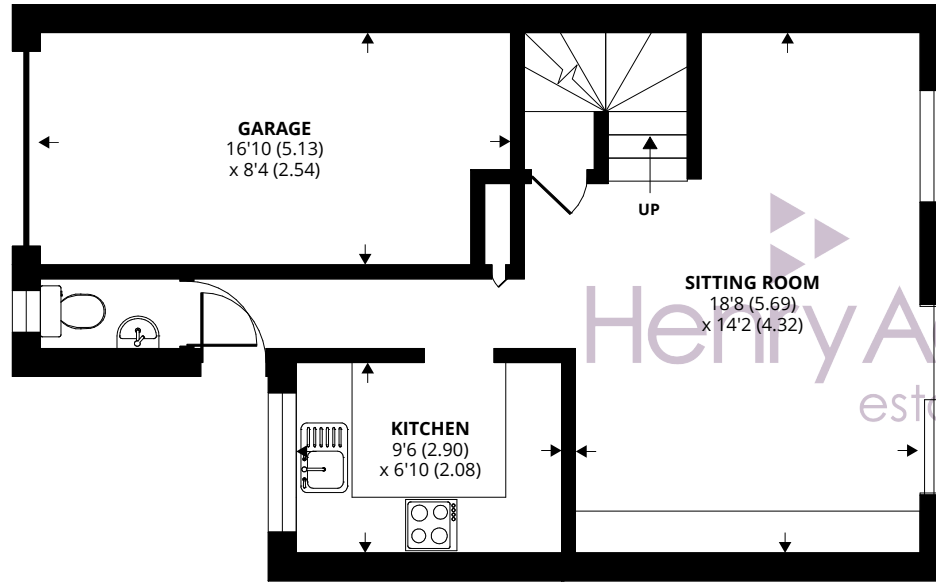
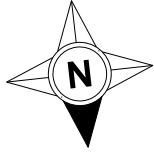
The accommodation briefly comprises entrance hall with ground floor WC and storage cupboard. The kitchen is fitted with wall and floor units, a stainless steel oven, hob and extractor fan with space for white goods. The 'L' shaped sitting/dining room has a feature brick fireplace, television display and patio doors opening onto the enclosed rear garden, raised sleeper beds, a patio area and timber shed.

On the first floor, there are three bedrooms, two of which are doubles, the principal bedroom being fitted with a full wall of mirror fronted wardrobes and the single bedroom also with a fitted wardrobe. The family bathroom is fitted with a white suite.

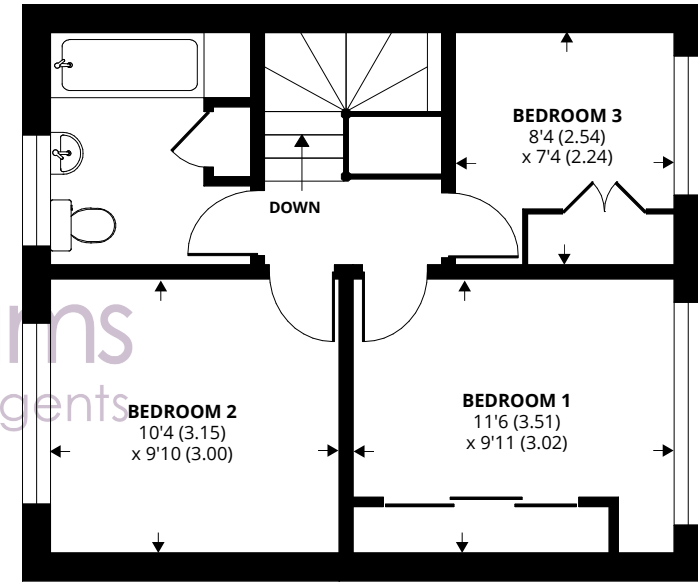
Outside, the property is approached by a driveway leading to the integral garage and there are additional parking spaces in a bay. There is side gated access to the rear garden.

Council Tax Band: C





GROUND FLOOR



FIRST FLOOR

Approximate Area = 939 sq ft / 87.2 sq m (includes garage)

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

Ashurst Close is situated just off the main A259 with excellent access into the Cathedral City of Chichester and the seaside town of Bognor Regis with its precinct shopping facilities and mainline railway station to London Victoria and the South Coast. Ideally located for the local schools and transport links.

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