



95 Ash Grove, Bognor Regis

A mid terraced house offered with no onward chain.



- ▶ Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- ▶ Double Bedroom
- ▶ Kitchen
- ▶ Corner Plot Garden
- ▶ Excellent First Time Buy or Investor Purchase
- ▶ Terraced House
- ▶ Sitting/Dining Room
- ▶ Double Glazing
- ▶ Updating Required
- ▶ No Onward Chain

A one double bedroom house situated on a corner plot. The property does require updating and benefits from double glazing. Please note there is no heating system installed at the property.

The accommodation briefly comprises, entrance porch, sitting/dining room and kitchen. Stairs from the sitting room to the first floor with double bedroom and bathroom.

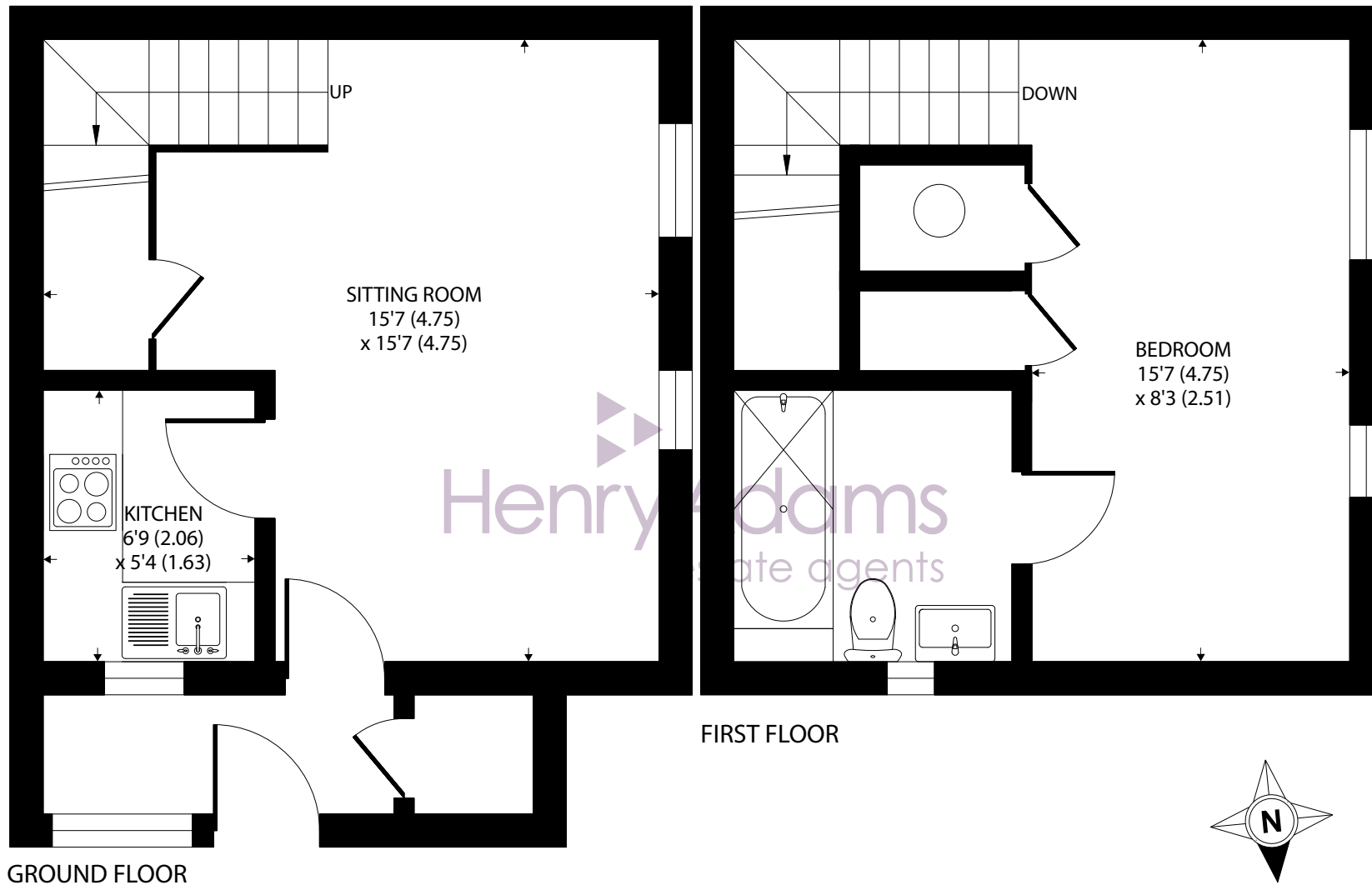
Outside, the corner plot garden is laid to lawn and there is scope for off-road parking.

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

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 842123.

Council Tax Band: B





Approximate Area = 533 sq ft / 49.5 sq m
 For identification only - Not to scale



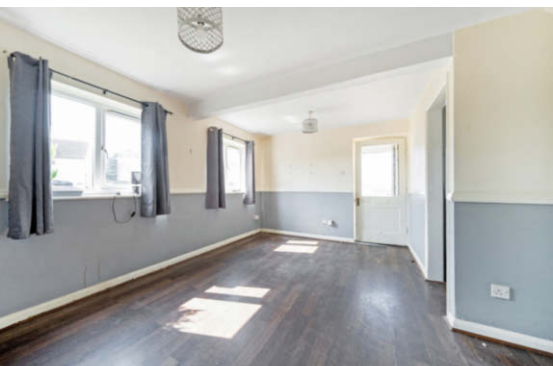
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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

The property occupies a popular residential location to the north-east of Bognor Regis town centre. Local schools are situated within a quarter of a mile, whilst Bognor Regis town centre and the railway station are located within approximately two miles. The city of Chichester which offers a wider selection of shopping facilities can be found within six/seven miles. Bognor Regis town centre has a more comprehensive range of amenities and a fantastic network of bus and rail services with a direct line terminating in London Victoria.

What3words ///civic.prop.visual

14/08/24



To arrange a viewing call **01243 842123** View details online at henryadams.co.uk