



Shelley Cottage, Sudley Road

A bijou secluded cottage located in the town centre of Bognor Regis and offered with no onward chain.



- ▶ **Character Cottage**
- ▶ **Kitchen**
- ▶ **Two Bedrooms**
- ▶ **Courtyard Style Garden**
- ▶ **Excellent Location for the Town Centre**
- ▶ **Sitting Room**
- ▶ **Dining Area**
- ▶ **Bathroom**
- ▶ **Secluded Location**
- ▶ **No Onward Chain**

This would be ideal for first time buyers, investors, a holiday home for a weekend retreat.

This cottage benefits from gas fired central heating and double glazing.

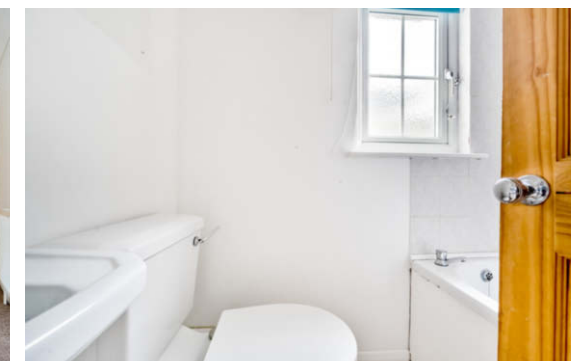
The accommodation briefly comprises, sitting room, dining area, kitchen, two double bedrooms and a bathroom.

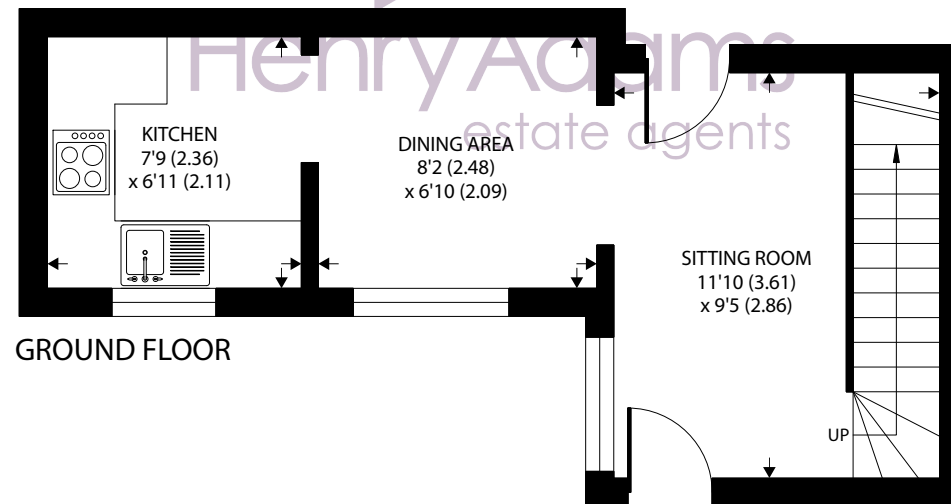
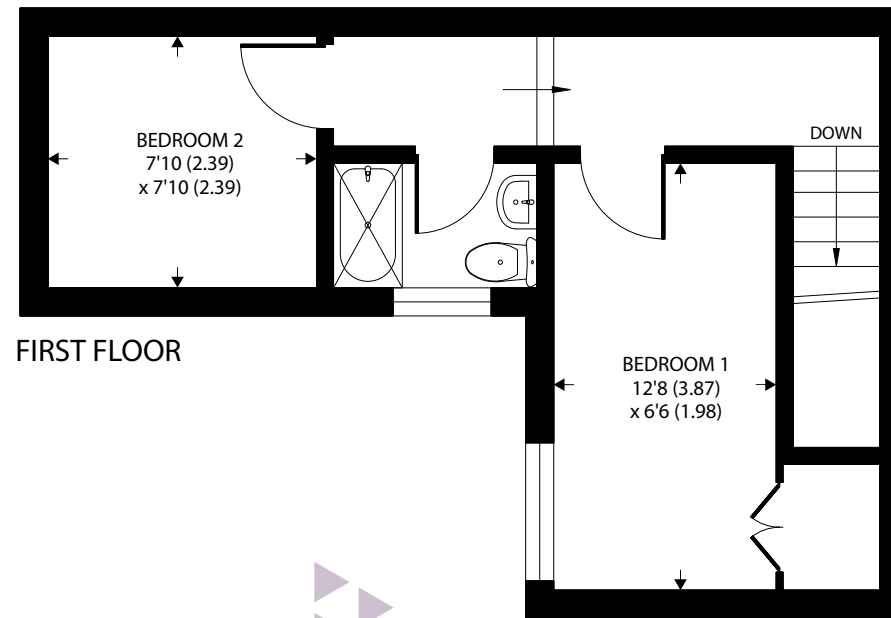
Outside, the private courtyard has a useful storage area.

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

A viewing is highly recommended to appreciate its convenient position within the town centre and beach.

Council Tax Band: C





Approximate Area = 496 sq ft / 46 sq m

For identification only - Not to scale



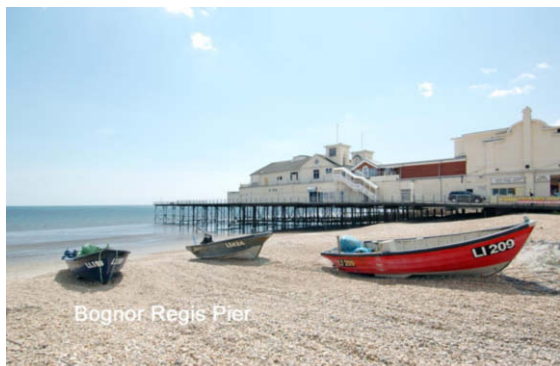
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs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

This charming cottage is situated in Bognor Regis town centre with its precinct shopping facilities, mainline railway station to London Victoria and traditional beach and promenade.

What2Words ///swim.spell.glee

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Bognor Regis Pier

Bognor Regis Pier

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