



## 7 Ashurst Close, Bognor Regis

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



- ▶ **Modern Terraced House**
- ▶ **'L' Shaped Sitting/Dining Room**
- ▶ **Ground Floor WC**
- ▶ **Three Generous Bedrooms**
- ▶ **Garage and Driveway**
- ▶ **Cul-de-Sac Location**
- ▶ **Modern Refitted Kitchen**
- ▶ **Utility**
- ▶ **Modern Refitted Bathroom**
- ▶ **No Forward Chain**

This well presented terraced house is new to the market and is an ideal first time buy or buy to let investment.

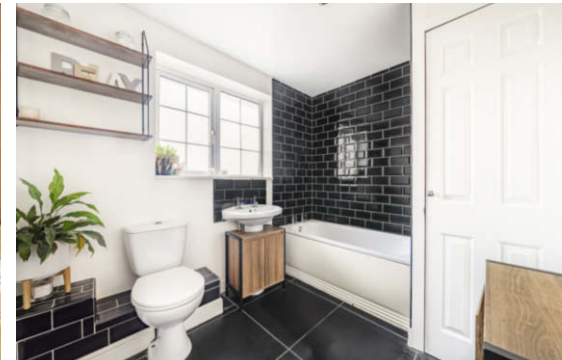
The accommodation briefly comprises entrance hall with ground floor WC. The garage has been partially converted to give a utility area, but could very easily be taken back to a full garage. The kitchen is fitted with wall and floor wooden units, a stainless steel oven, hob and extractor fan with space for white goods. The 'L' shaped sitting/dining room has stairs rising to the first floor and patio doors opening onto the enclosed rear garden.

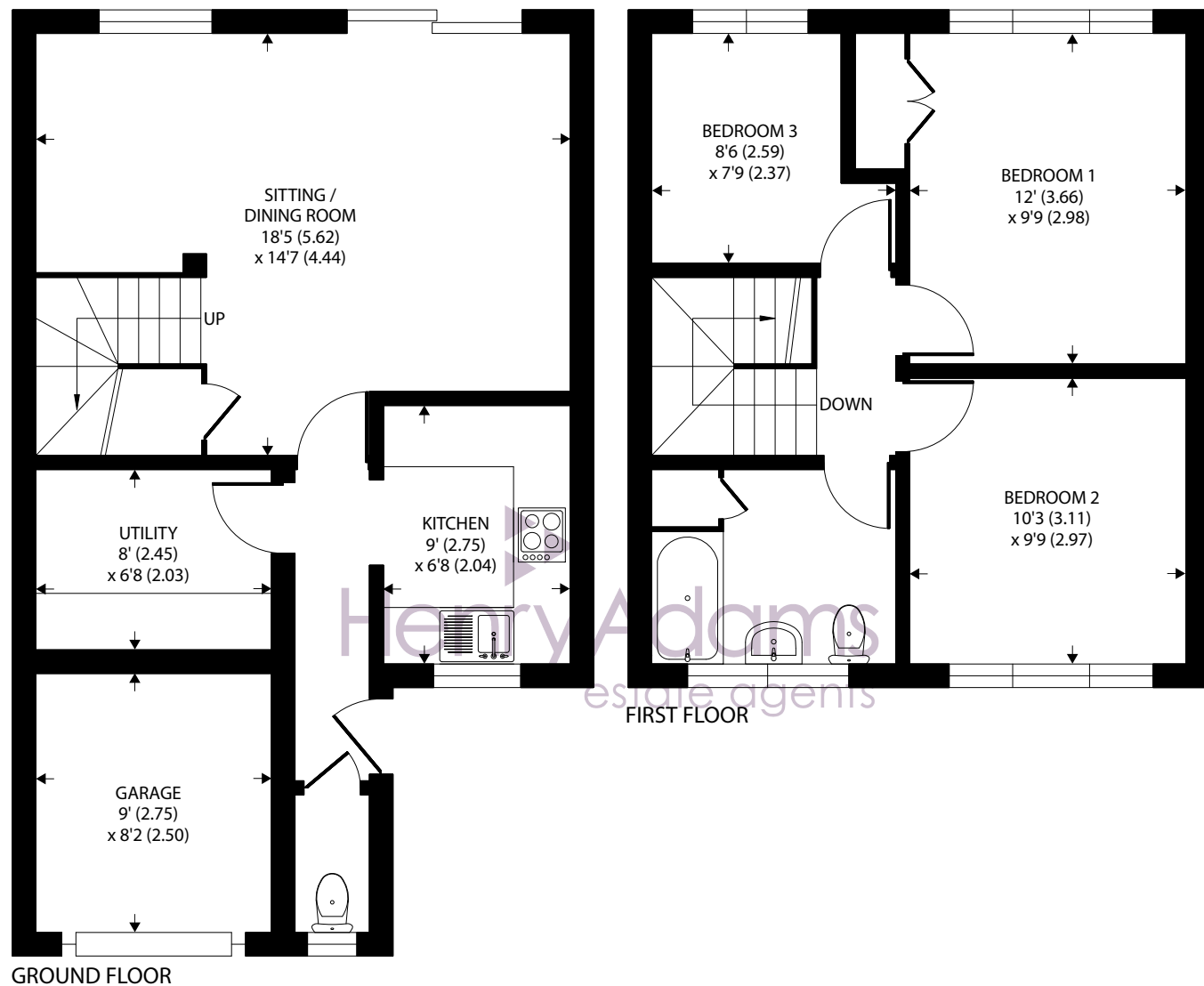
On the first floor, there are three bedrooms, two of which are doubles, the principal bedroom with fitted wardrobes and the single bedroom. The family bathroom is fitted with a white suite.

Outside, the property is approached by a driveway leading to the integral partially converted garage and there are additional parking spaces in a bay. There is side gated access to the rear garden, with central lawn, and a patio area adjacent to the property.

This property is offered with No Forward Chain.

Council Tax Band: C





Approximate Area = 837 sq ft / 77.7 sq m

Garage = 74 sq ft / 6.8 sq m

Total = 911 sq ft / 84.5 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

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

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