

11 Bognor Road
Broadstone BH18 9HA

Price **£525,000** Freehold



A SUPERBLY PRESENTED THREE BEDROOM
DETACHED FAMILY BUNGALOW WITH LARGE
REAR GARDEN WITHIN CLOSE PROXIMITY OF
BROADSTONE'S SHOPS AND AMENITIES.



*** ENTRANCE HALL**

*** KITCHEN 12'3" x 8'3" (3.74m x 2.52m)**

*** LOUNGE 19'1" x 11'4" (5.82m x 3.47m)**

*** CONSERVATORY 15'3" x 9'6" (4.66m x 2.92m)**

*** BEDROOM ONE 11'6" TO WARDROBE FRONTS x 11'4" (3.53m x 3.47m)**

*** BEDROOM TWO 12' (MAXIMUM) x 11'9" (MAXIMUM) (3.65m x 3.62m)**

*** BEDROOM THREE 12'4" x 9'5" (3.77m x 2.89m)**

*** SHOWER ROOM 7'8" x 4'7" (2.37m x 1.43m)**

*** LARGE REAR GARDEN**

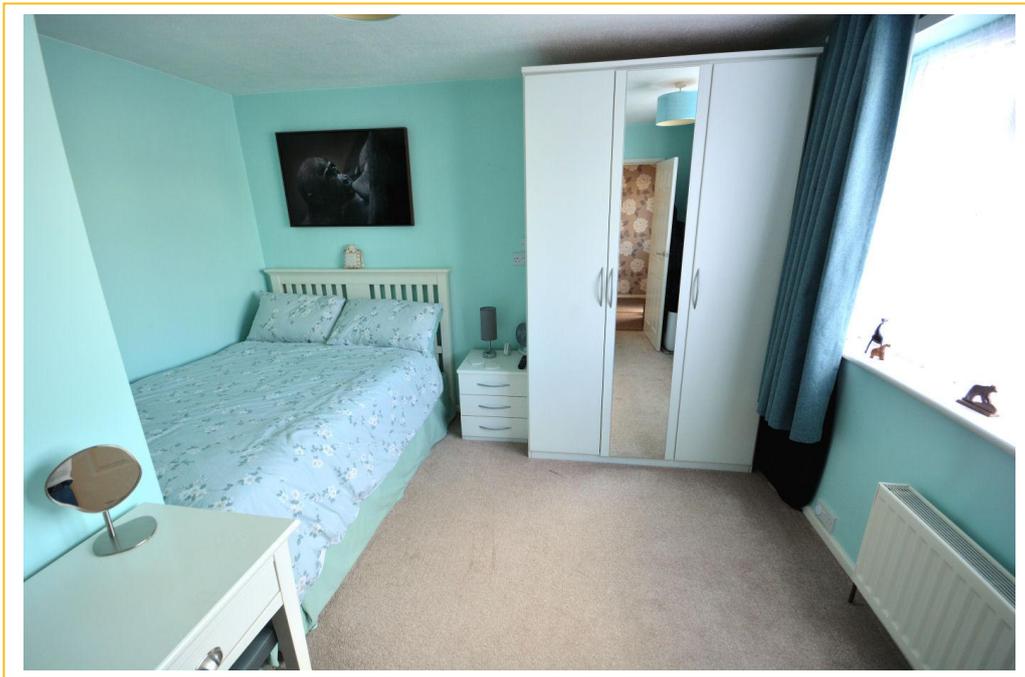
*** OFF ROAD PARKING**

*** DOUBLE GLAZED WINDOWS**

*** GAS FIRED CENTRAL HEATING WITH RADIATORS**





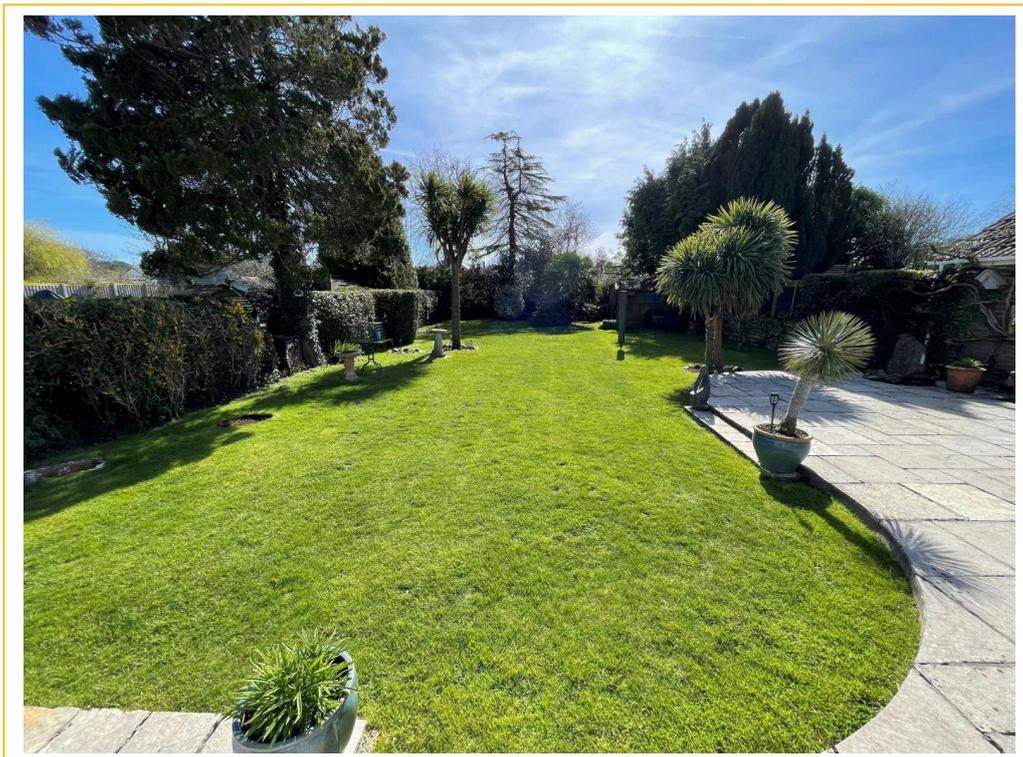


ABOUT THIS PROPERTY

Front door leads to the entrance hallway with built in storage cupboard and access to loft space. The kitchen has a range of wall mounted and base storage cupboards and drawers, single bowl single drainer sink unit with mixer tap, five ring burner gas hob with extractor fan above, integrated double oven, integrated fridge/freezer, part tiled walls, inset spot lighting, door to the conservatory which has triple aspect windows, tiled floor and door to the rear garden. The spacious lounge has window to the side aspect and sliding door to the conservatory.

Bedroom one is to the front of the property with built in wardrobes. Bedroom two is also to the front of the property and bedroom three is to the rear. The shower room comprises low level flush WC, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower, wall mounted heated towel rail, fully tiled walls, extractor fan and inset spot lighting.

The front of the property is predominantly laid to tarmac for off road parking. The rear garden is mainly laid to lawn with shrub and herbaceous borders, feature paved patio, two timber sheds. There is access along the side of the property leading to the front.





DIRECTIONS:

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Take the second turning on the right into Ascot Road and Bognor Road is the second turning on the left hand side.

COUNCIL TAX: Band D BCP Council (Poole)

ENERGY EFFICIENCY RATING: To be confirmed

VIEWING: Strictly by appointment through **HILLIER WILSON.**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PRIVACY POLICY

Please see our website for further details.

REF: R2083