





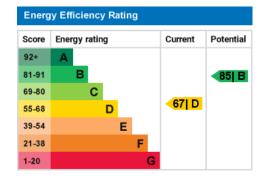






**Book a Viewing** 

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Offers In Excess Of £370,000

**Feehold** 

## 12 St Johns Close, Bognor Regis, PO21 5RX

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## What the agent says... " Material Information:

Located in Westmeads. one of the most popular areas of Bognor Regis and sitting in a prime location within a quiet cul-de-sac is this 2 bedroom detached bungalow.

The property is offered for sale chain free and comprises; entrance lobby, inner hallway, kitchen with UPVC double glazing which leads to a lobby, bathroom, separate WC, living room, two bedrooms and a sun lounge leading out to the rear garden.

Externally, there is a private rear garden, front garden and a single garage with off road parking on the driveway.

Westmeads is served with local bus services connecting you with Bognor Regis town centre, Chichester and towns and cities along the coast with ample amenities. Local shopping is only a short walk away.

Council Tax: D

**Property Type:** Detached Bungalow

**Property Construction:** Standard Construction

**Electricity Supply:** Mains Supply

Water Supply: Mains Supply

**Drainage:** Mains Drainage

**Heating:** Gas Central Heating

**Broadband:** There is currently no broadband connected to the property. However as of the 15th July 2024 the Ofcom website predicts that standard, superfast and ultrafast broadband is

available in the area.

Mobile Signal/Coverage: As of the 15th July 2024 Ofcom Mobile Checker states that mobile coverage from EE, Three, O2 and Vodafone is

**Parking:** Off Road Parking On Driveway

- 2 Bedrooms
- Chain Free
- Garage & Driveway
- Gas Central Heating
- Sun Lounge





## Accommodation

**Entrance Lobby** - 1.88m x 1.72m (6'2" x 5'7")

**Kitchen** - 3.63m x 2.72m (11'10" x 8'11")

**Lobby** - 1.73m x 1.18m (5'8" x 3'10")

**Living Room** - 4.85m x 3.71m (15'10" x 12'2")

**Bathroom** - 1.97m x 1.79m (6'5" x 5'10")

**WC** - 1.8m x 0.82m (5'10" x 2'8")

**Bedroom One** - 3.79m x 3.48m (12'5" x 11'5")

**Bedroom Two** - 3.32m x 2.87m (10'10" x 9'4")

**Sun Lounge** - 3.41m x 2.49m (11'2" x 8'2")



