



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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**Offers in Excess of £275,000 Freehold**

**3 Essex Road**  
**Bognor Regis, PO21 2BU**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



At some point in our property buying lifetime, we all have to step onto the ladder. In this world of ever increasing prices, it has become more difficult to take that step, but perhaps this property could be that starting point. This **2 BEDROOM SEMI DETACHED HOUSE** offers spacious and versatile accommodation, with the benefit of gas fired central heating and uPVC framed double glazing. The property also features a large bathroom with both bath and shower, a separate utility room, a covered veranda, and a low maintenance rear garden. Why not telephone **May's** for an appointment to view, this could be the start of the climb up that ladder.

**ACCOMMODATION**

**ENTRANCE HALL:**

radiator; opening to:

**INNER HALL:**

currently utilised as a study; door to:

**KITCHEN/DINER: 14' 6" x 12' 0" (4.42m x 3.65m)**

(maximum measurements over units) of open plan design; range of floor standing drawer and cupboard units having roll edge worktop; splash backs and matching wall mounted cabinets over; inset stainless steel sink; electric oven; four burner gas hob; breakfast bar; large under stairs cupboard;

radiator; double glazed double doors to rear garden; opening to:

**UTILITY ROOM:**

radiator; appliance space with worktop and wall mounted cabinets over; double glazed door to garden.

**SITTING ROOM: 12' 10" x 11' 2" (3.91m x 3.40m)**

(maximum measurements) radiator; gas fire (not tested); t.v. aerial point.

**F.F. LANDING:**

radiator; cupboard housing gas fired boiler; trap hatch to roof space; boarded loft area with ladder; power and light.

**BEDROOM 1: 13' 5" x 11' 0" (4.09m x 3.35m)**

radiator; fitted wardrobes; t.v. aerial point.

**BEDROOM 2: 8' 9" x 8' 4" (2.66m x 2.54m)**

radiator; t.v. aerial point.

**BATHROOM: 8' 8" x 6' 0" (2.64m x 1.83m)**

panelled bath with mixer tap and hand held shower attachment; hand wash basin inset in vanity unit with twin cabinet beneath; corner shower cubicle; extractor fan; ladder style heated towel rail.

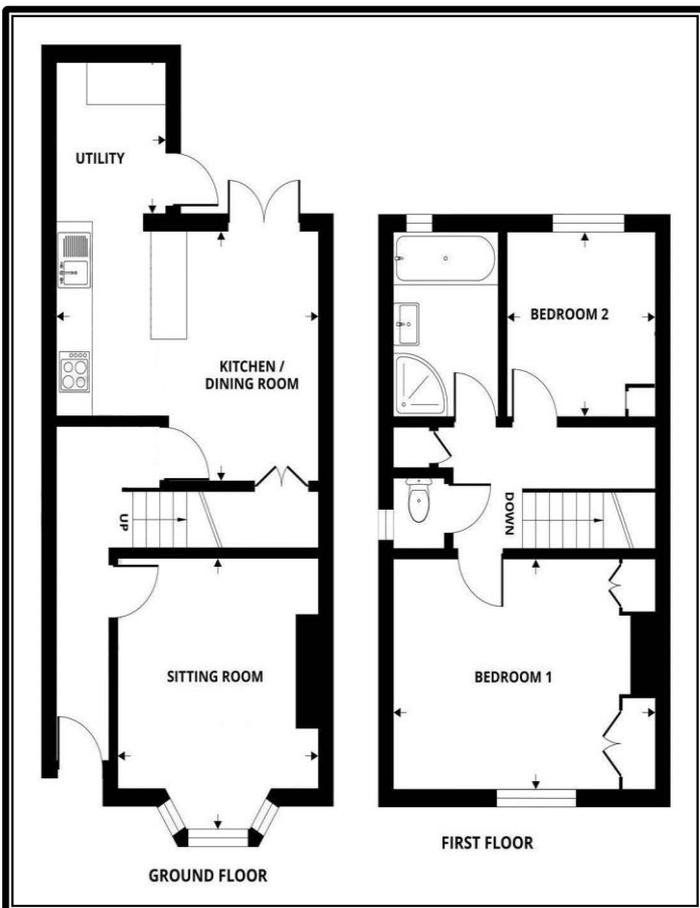
**SEPARATE W.C.:**

close coupled W.C..

**OUTSIDE AND GENERAL**

**GARDEN:**

The REAR GARDEN has been laid to patio with a covered veranda adjoining the rear of the property. A back gate gives access to the front of the property.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.