



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to www.maysagents.co.uk)

£325,000 Freehold

**12 St Winifreds Close
Bognor Regis, PO21 2JX**

www.maysagents.co.uk



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Are you looking for an opportunity to imprint your own personality on a property ? An opportunity to improve on a solid base where cosmetic modifications will go a long way to creating your 'dream home', then this END-TERRACE HOUSE might well fit the bill. In need of a little modernisation, the property offers well proportioned accommodation and a south facing rear garden. There is a replacement combination boiler plus uPVC framed double glazing. Although one could describe this property as a 'project', the size and location surely provides the opportunity to create something quite special, and what's more, something that needn't be a compromise. For an appointment to view, contact May's - see for yourself what can be created to suit your individual needs.

ACCOMMODATION

ENTRANCE HALL:

radiator; door to:

KITCHEN: 10' 0" x 8' 5" (3.05m x 2.56m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinets over; tiled splash backs; electric oven; four burner gas hob with filter hood over; inset stainless steel sink; space and plumbing for washing machine; further appliance space.

SITTING ROOM: 16' 7" x 14' 10" (5.05m x 4.52m)

telephone point; T.V. aerial point; understairs meter cupboard; door to:

CONSERVATORY: 18' 3" x 7' 2" (5.56m x 2.18m)

uPVC framed double glazed construction; radiator; double glazed double doors to garden; uPVC framed door to driveway.

CLOAKROOM:

low level W.C.; with wash basin and water filtration system; radiator.

F.F. LANDING:

trap hatch to roof space; cupboard housing gas fired combination boiler.

BEDROOM 1: 14' 7" x 8' 6" (4.44m x 2.59m)

telephone point; radiator; built in wardrobes.

BEDROOM 2: 10' 2" x 8' 8" (3.10m x 2.64m)

maximum measurements, the former narrowing to 8'2 to face of fitted wardrobes; radiator.

BEDROOM 3: 9' 0" x 6' 0" (2.74m x 1.83m)

radiator.

BATHROOM:

fully tiled with matching suit comprising panelled bath; Triton electric shower; close coupled W.C.; radiator.

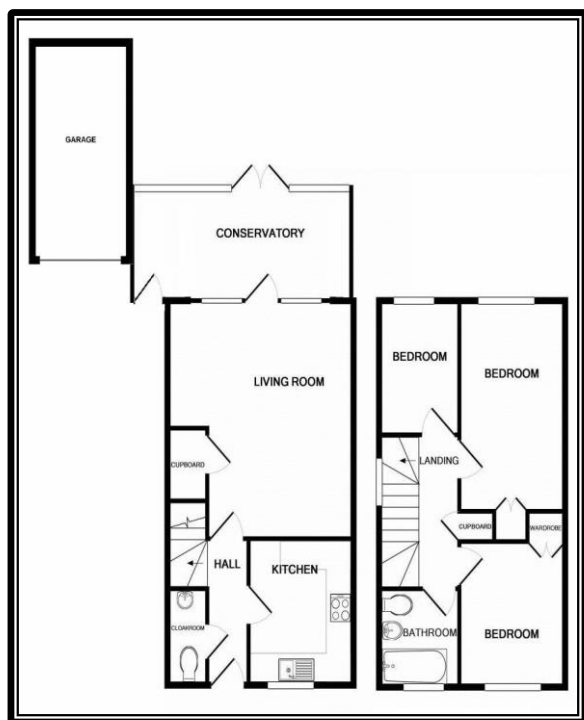
OUTSIDE AND GENERAL

GARDENS:

The REAR GARDEN faces south and measures approximately 19'8 x 19'8. the areas has been laid to paving with raised borders. The FRONT GARDEN again has been paved with driveway providing parking for a number of vehicles.

GARAGE:

metal up and over door.



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.