



16 Pulborough Way, Bognor Regis

£275,000 Freehold

End of Terrace Home • Situated in the Sought After Area of Flansham • Living Room • Kitchen • 2 Bedrooms • Bathroom • West Facing Garden • End of Chain • Garage In Compound

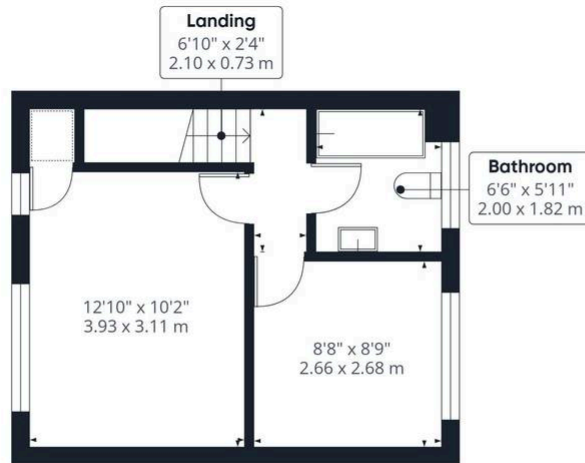


**White &
Brooks**

ESTATE AGENTS



Floor 0



Floor 1

Approximate total area⁽¹⁾554 ft²
51.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Situated in Flansham, close to Felpham, local playing fields and nearby parkland, this two-bedroom end of terrace house would make an ideal first-time purchase or investment opportunity.

The property is approached via a front garden area with off-road parking. The entrance leads into a well-proportioned reception room, enjoying good levels of natural light from a large front window and offering a straightforward and practical living space.

The kitchen is fitted with a range of modern units and work surfaces, providing adequate storage and preparation space. A set of doors provides access to the rear garden, creating a practical link between the indoor and outdoor areas.

Upstairs, there are two bedrooms, both of which are of a reasonable size and benefit from natural light. The accommodation is served by a modern bathroom. The property also benefits from double glazed windows installed in 2017.

Externally, the rear garden is mainly laid to lawn with a patio area and fenced and walled boundaries, offering a private and low-maintenance outdoor space. There is also a garden shed providing useful storage. The property offers a garage situated in a nearby compound.

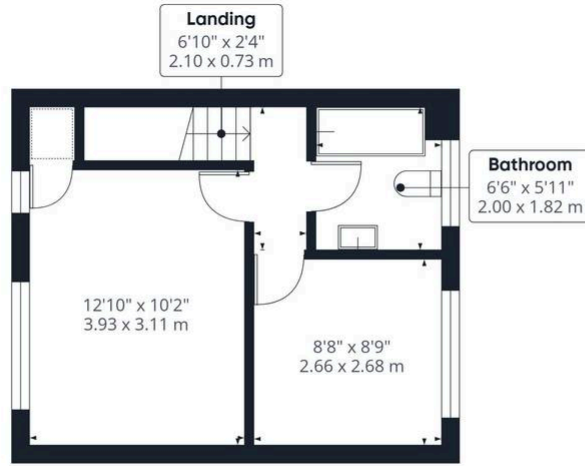
Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £79 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.



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