



4 Gordon Avenue, Bognor Regis PO22 9LX  
£400,000 Freehold



4 Bedrooms



2 Bathrooms



2 Reception Rooms



Sims Williams

## Key Features

- Semi-Detached House
- Character Features
- Convenient location
- 4 Bedrooms
- Recently Fitted Modern Kitchen/Diner
- Separate Dining Room & Lounge
- Downstairs W/C
- Master Bedroom With Ensuite & Walk In Wardrobe
- Off Road Parking

## EPC Rating

Current = D

Potential = C

## Council Tax Band

Band = D

## Tenure - Freehold



Approximate Area = 1618 sq ft / 150.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
Produced for Sims Williams. REF: 1289625





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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 862626. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.