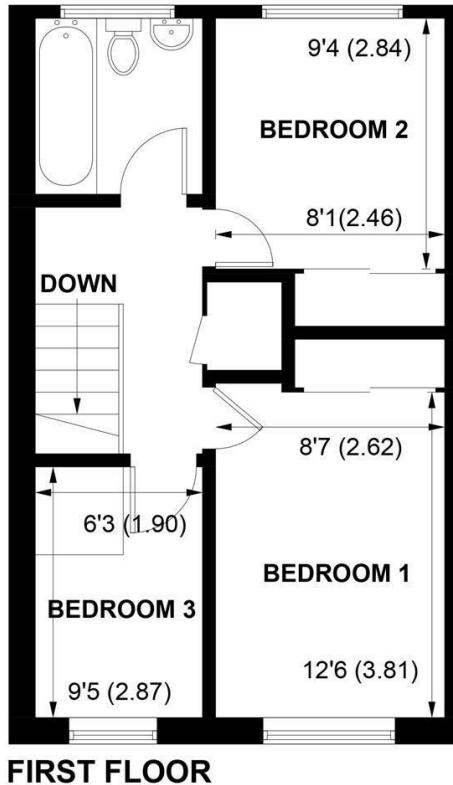
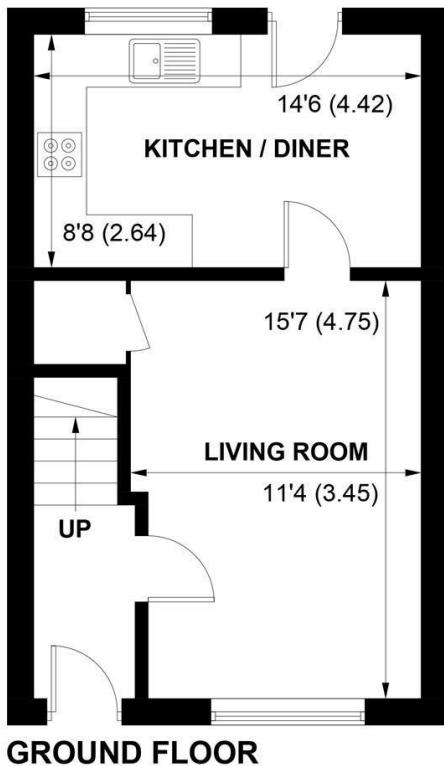




Sims Williams



2 KEW GARDENS, BOGNOR REGIS, WEST SUSSEX, PO21 5RD



APPROXIMATE GROSS INTERNAL AREA = 758 SQ FT / 70.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©  
Produced for Sims Williams

# £300,000 Freehold

2, KEW GARDENS,  
BOGNOR REGIS,  
WEST SUSSEX, PO21 5RD

- Semi-Detached House
- Three Bedrooms
- Modern Kitchen
- Sitting Room
- Bathroom
- Secluded Garden
- Carport
- Off Road Parking
- No Forward Chain

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = C

This three bedroom semi-detached house is well presented throughout and is ideally located close to popular schools, local amenities and public transport links.

Aldwick seafront is located 1.7 miles south of the property and the nearest shops half a mile away. The Cathedral city of Chichester is under 6 miles away with its comprehensive and popular shops, cafes, restaurants and bars.

This property is well presented throughout, offering bright and spacious accommodation over two floors.

Upon entering there is a internal hallway leading to the sitting room, which enjoys a south facing aspect. To the rear is a good sized kitchen/diner with a range of base and eye units and access to the garden.

Ascending the stairs to the first floor there is a modern bathroom, with a white suite and shower over bath, and three bedrooms, two of which are good sized doubles with fitted wardrobes.

Outside to the front is a large driveway, allowing for off street parking and access to the carport. The front garden benefits from well established borders lending privacy to the sitting room window.

To the rear is a larger than usual garden which is mainly laid to lawn with planted

borders. The property benefits from a good sized paved seating area to the side also allowing access to the front of the property.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters.

Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Chichester proceed along the A259 to Bognor Regis. At the roundabout take the third exit onto Chalcroft Lane. Continue straight, take the fifth right onto Westmeads Drive. Follow the road until you reach the turning for Kew Gardens on your left. The property can be found located next to Kew Garden Playground.

