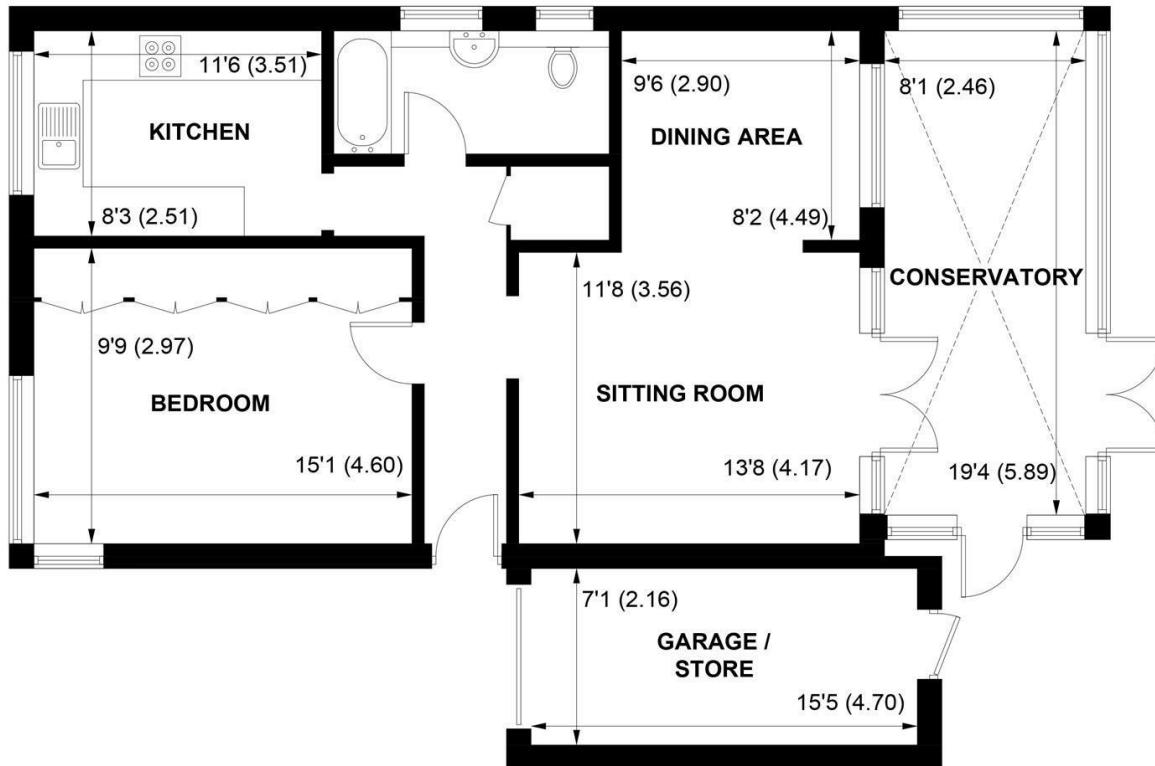




Sims Williams



10 BROOKSMEAD, BOGNOR REGIS, WEST SUSSEX, PO22 8AS



APPROXIMATE GROSS INTERNAL AREA = 856 SQ FT / 79.5 SQ M

GARAGE = 110 SQ FT / 10.2 SQ M

TOTAL = 966 SQ FT / 89.7 SQ M

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

Produced for Sims Williams

# £385,000 Freehold

10, BROOKSMEAD  
BOGNOR REGIS  
WEST SUSSEX  
PO22 8AS

- Detached Bungalow
- Possible Two Bedrooms
- Well Presented Throughout
- Modern Kitchen
- New Conservatory
- Double Bedroom
- Re-Fitted Bathroom
- Landscaped Garden
- Ample Off Road Parking

## EPC RATING

Current = D  
Potential = B

## COUNCIL TAX BAND

Band = D

Brooksmead is a quiet cul-de-sac located on the outskirts of the seaside town of Bognor Regis. The seafront can be found only 0.8 of a mile from the property along with The Lobster Pot cafe and the tennis and sailing club. The Cathedral city of Chichester boasts a popular shopping centre, restaurants and The Festival Theatre and is located under 7 miles from the property. To the north is the South Downs national park, where you can find The Goodwood Estate and superb woodland walks.

The current vendor has extensively refurbished the property and it is now presented to a high standard throughout. The original layout of the property has been changed from a two bedroom to a large single bedroom to allow for a lounge/diner to the rear.

Upon entering there is a bright hallway leading to all principal rooms. To the left is a large dual aspect bedroom with a full wall of built-in wardrobes and further along, the hallway is a storage cupboard, which previously was the entrance to the second bedroom.

Furthermore, there is a good sized bathroom with shower over bath and white suite. To the front is a re-fitted kitchen with a range of integrated appliances and base and eye level units.

To the rear is what used to be two bedrooms, this now is a good sized

lounge/diner with ample room for both a dining table and seating, from here you can access the newly installed conservatory which has heating and French doors onto the garden,

Outside the secluded rear garden boasts established borders and a low maintenance landscaped area. There is also access to the converted garage which is now used as a garden storage and potting shed. The front garden is a good size and offers ample off road parking via a block paved driveway and a decorative garden.

## 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 the Hotham Park roundabout head West along the B2259 and then take the right onto Upper Bognor Road. Continue along until the road turns into Neville Road and then take a right onto Hook Lane, from here continue and take the fifth left onto Brooksmead where the property can be found on your right.

