

- PRIVATE GARDEN
- TWO BEDROOMS
- CLOSE TO LOCAL AMENITIES
- LARGE BATHROOM

Linden Road, Bognor Regis, PO21 2AP

W Welch are very happy to start taking offers on this 2 bedroom flat in the upcoming area of Bognor, boasting 2 spacious bedrooms and a bright garden area for the taking.

GUIDE PRICE £175,000



Property Description

W Welch are more than happy to start taking offers on this spacious 2 bedroom flat situated in the upcoming area of Bognor Regis. This home is full of character, keeping with bay windows and high ceilings throughout the property. The kitchen and bathroom are large in size with ample storage opportunities to match along side with grand loft space available.

The garden is accessed via the kitchen and would be perfect for summer dining with friends.

Viewing is highly advised

LOUNGE/DINER

18' 4" x 11' 10" (5.59m x 3.61m)

KITCHEN

11' 4" x 9' 10" (3.45m x 3m)

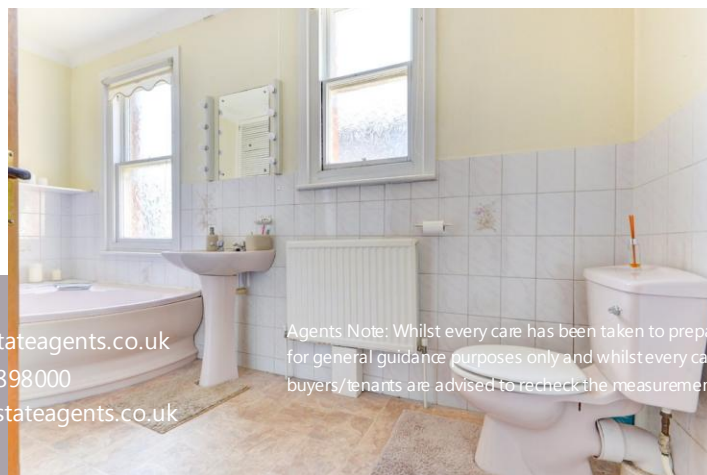
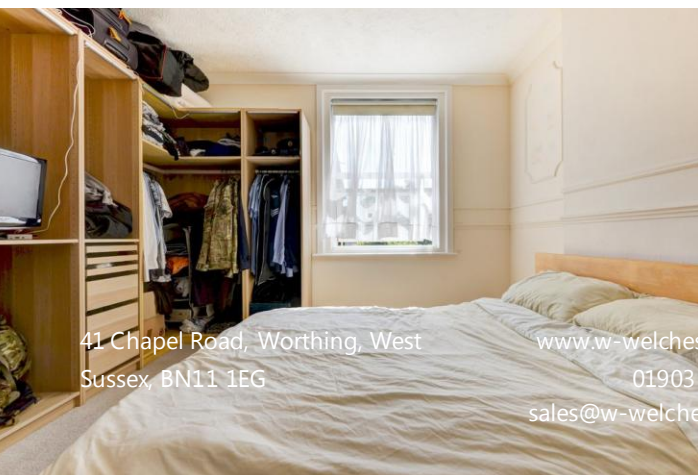
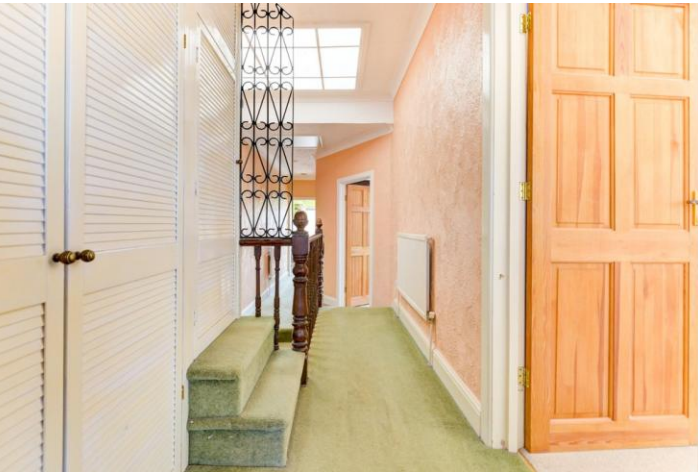
LOFT ROOM

22' 5" x 18' 5" (6.83m x 5.61m)





Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D	55	67	(55-68)	D	65	
(39-54)	E			(39-54)	E	50	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements