



*** NO CHAIN * A rare opportunity to purchase this deceptively spacious and Characterful Terraced Cottage which has been beautifully modernised throughout. The property comprises of two double Bedrooms, a generous size Lounge / Dining Room, a modern fitted Kitchen / Breakfast Room, a separate Utility Room and a modern fitted Bathroom. Further benefits include UPVC double glazing and gas fired central heating throughout. Outside to the Rear, the low maintenance Courtyard Garden is laid to brick paving and offers total seclusion with rear access. To the Front there is permit parking, available on a first come first serve basis. The property is located on the outskirts of Bognor Regis Town Centre and is within walking distance to a variety of amenities as well as Hotham Park, Chichester (Bognor Campus) University, the Promenade and Sea Front. Viewing is a must.**

19 Henry Street, Bognor Regis, West Sussex, PO21 1AR
£200,000 | Freehold



GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ. FT.
(33.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 640 SQ. FT. (59.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2012

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(95-100) A</p> <p>(85-94) B</p> <p>(75-84) C</p> <p>(65-74) D</p> <p>(55-64) E</p> <p>(45-54) F</p> <p>(35-44) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(10-45) A</p> <p>(46-55) B</p> <p>(56-65) C</p> <p>(66-75) D</p> <p>(76-85) E</p> <p>(86-95) F</p> <p>(96-100) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Viewing Strictly By Appointment through Whitlocks Estate Agents

NOTE – Gas or electric appliances, boiler, central heating system or any other services or appliances which may be at the property have not been tested.

IMPORTANT NOTICE – PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Whitlocks Estate Agents wishes to inform prospective purchasers, that these sales particulars have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested any of the services, appliances, equipment or facilities are in good working order. Any area, distances, measurements or floor plans are referred to are given as a GUIDE ONLY and should not be relied upon. If such details are fundamental to a purchase please contact the office for further information. All measurements are approximate and should not be relied upon for carpets or furnishings.