

WHITLOCKS
ESTATE AGENTS

16 Sandymount Avenue, Bognor Regis

Guide Price £350,000







This spacious three-bedroom semi-detached house offers generous and versatile accommodation, making it an appealing choice for growing families, first-time buyers or those looking for a home they can personalise. Arranged over two floors, the property combines well-proportioned living spaces with a flexible layout, a rear garden and the added benefit of a substantial detached garage.

An entrance hallway leads into a generous living room, ideal for relaxing and entertaining. To the rear, a spacious kitchen/dining room serves as the heart of the home and opens into a separate sunroom with double doors out to the rear garden. A separate utility room and a convenient downstairs WC complete the ground floor.

The first floor features three flexible bedrooms, ideal for family, guests, or a home office, alongside a family bathroom. The generous principal bedroom includes an adjoining storage room with potential as a dressing room.

Outside, there is a rear garden for relaxing and entertaining, plus a substantial detached garage suited for parking, a workshop, or extra storage.

Complete with generous living space, a spacious kitchen/dining room, a sunroom, a separate utility room, and a downstairs WC, this property offers great scope to create a comfortable, personalized family home.

Buyers' AML fee: Whitlocks Estate Agents is required by law to carry out anti-money laundering checks on every buyer. A non-refundable fee of £106.80 including VAT (£89 + VAT) per buyer applies once an offer is accepted. This covers identity, anti-money laundering and proof of funds checks.

Located to the north east of the Town Centre, North Bersted is a popular area amongst families due to the fantastic range of facilities on offer, which include a variety of Schools, Sports Facilities, Gyms, Supermarkets, Retail Estates, Shops, Pubs, Fast Food Outlets and many more! There is also a regular Bus Service with many stops throughout the area, in addition to being within easy commuting distance to the larger Cities such as Chichester, Portsmouth, Southampton, Worthing and Brighton. North Bersted also includes a vast choice of Playing Fields, complete with Football Pitches, Basketball Courts and Play Parks an ideal place for Children. Furthermore, Bersted Brooks is a stunning Nature Reserve where there is a variety of wildlife and popular for dog walking.

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Whitlocks Estate Agents

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C