

# REDWOOD & SONS

Estate Agents

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## 12 Springfield

Nyetimber, Bognor Regis, PO21 3LB

**Offers over £425,000**

VACANT POSSESSION - NO CHAIN. Situated in a quiet cul-de-sac location, this detached bungalow offers a delightful blend of comfort and convenience. Benefits include: porch; cloaks cupboard; cloakroom; utility; spacious hallway opening onto conservatory with patio doors to rear garden; fitted kitchen overlooking the front of the property with integrated oven, hob and extractor unit, space and plumbing for dishwasher; good-sized L-shaped living / dining room with views to front and rear of property; three bedrooms, one with fitted wardrobe/drawer units; bathroom with shower over bath. Outside to the front is a neat area of lawn, mature shrub borders and trees, paved driveway with parking for several vehicles in front of the single garage plus access gate to the rear garden with sizeable lawn, two seating areas, garden shed and lean-to storage area. Within walking distance to local shops and amenities, this home is also just a short drive from the beautiful beach, making it perfect for those who enjoy coastal living. Tenure - freehold. EPC - TBC. Council Tax Band - D.

- Vacant possession - no chain
- Detached 3-bedroom bungalow
- Kitchen
- L-shaped living / dining room
- Conservatory
- Utility
- Cloakroom
- Bathroom
- Garage, driveway, front & rear gardens
- Short distance from shops, amenities, beach and transport links

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



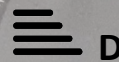
3



1

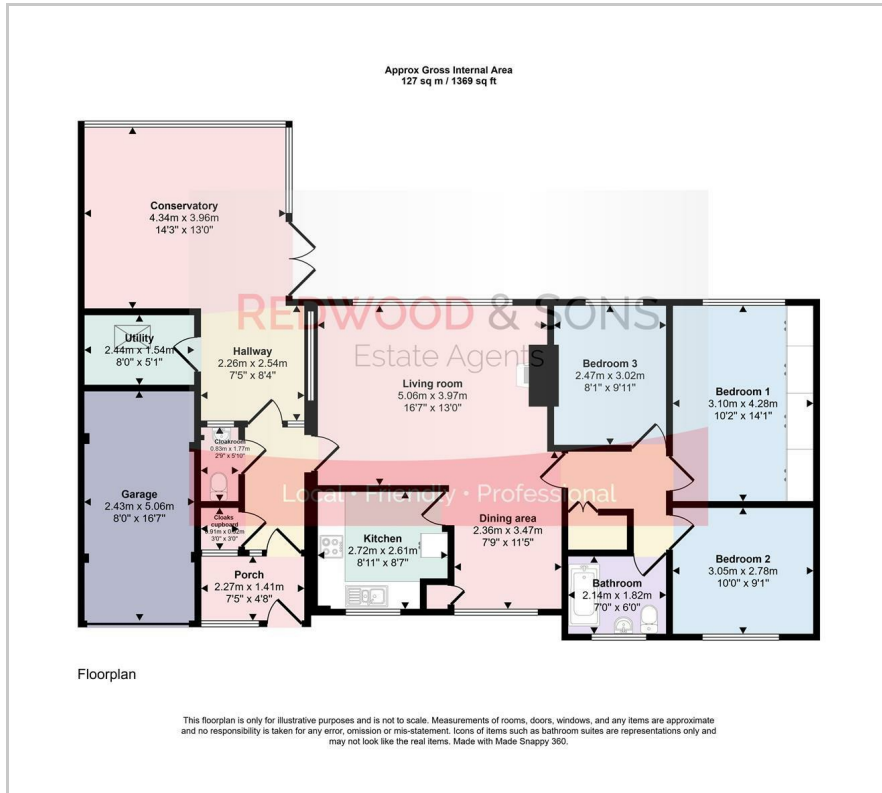


2



D

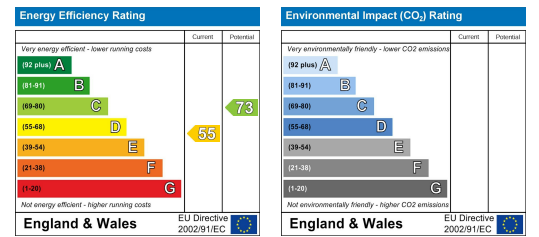
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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