



11 Merton Close, Bognor Regis
West Sussex, PO21 5SQ

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Tucked away in a quiet cul-de-sac overlooking the green to the front, sits this well-loved property. This is the first time this property has been brought to the market since it was built in 1965 and offers great potential. The accommodation comprises of three bedrooms, bathroom with separate w/c, a sitting/dining room, kitchen and sizeable sunroom which could serve a multitude of uses. There is a garden to the front with a driveway leading to a single garage which is fitted with power and light. The rear garden is low maintenance, but offers scope for a keen gardener.

- 3 bedroom detached house
- Sought after West Meads location
- Driveway and garage
- Extended to the ground floor
- Potential to improve
- Sunny rear garden
- Walking distance to amenities
- Bus stop close by





Services

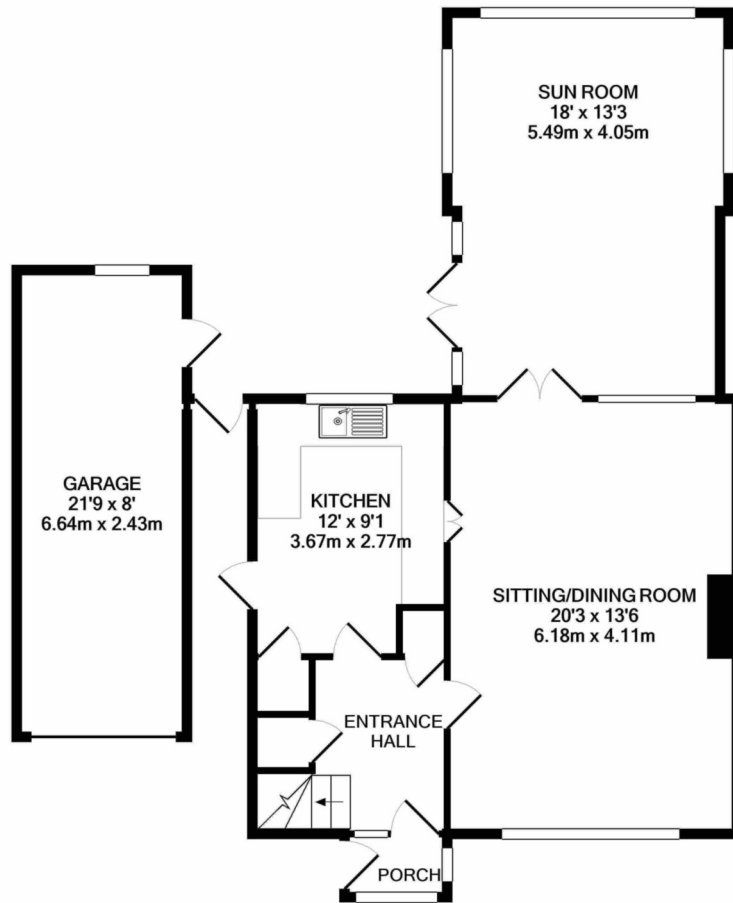
Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

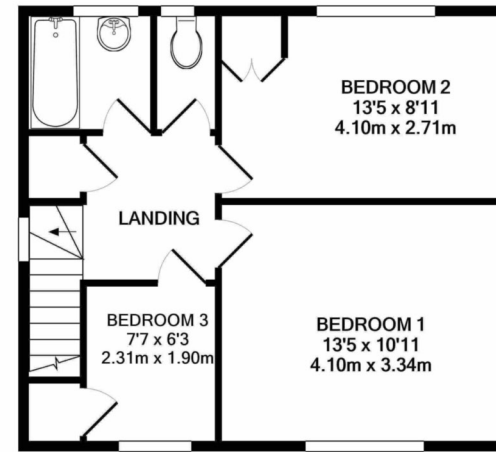
Arun District Council Tax: Band D

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



GROUND FLOOR
APPROX. FLOOR
AREA 871 SQ.FT.
(80.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1330 SQ.FT. (123.6 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.
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Pegasus Properties

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