



Lagoon Road
Bognor Regis
West Sussex
PO21

Offers in Excess of £355,000

bettermove

Lagoon Road

Bognor Regis

Bettermove are proud to present this 3 bedroom detached bungalow in Bognor Regis, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

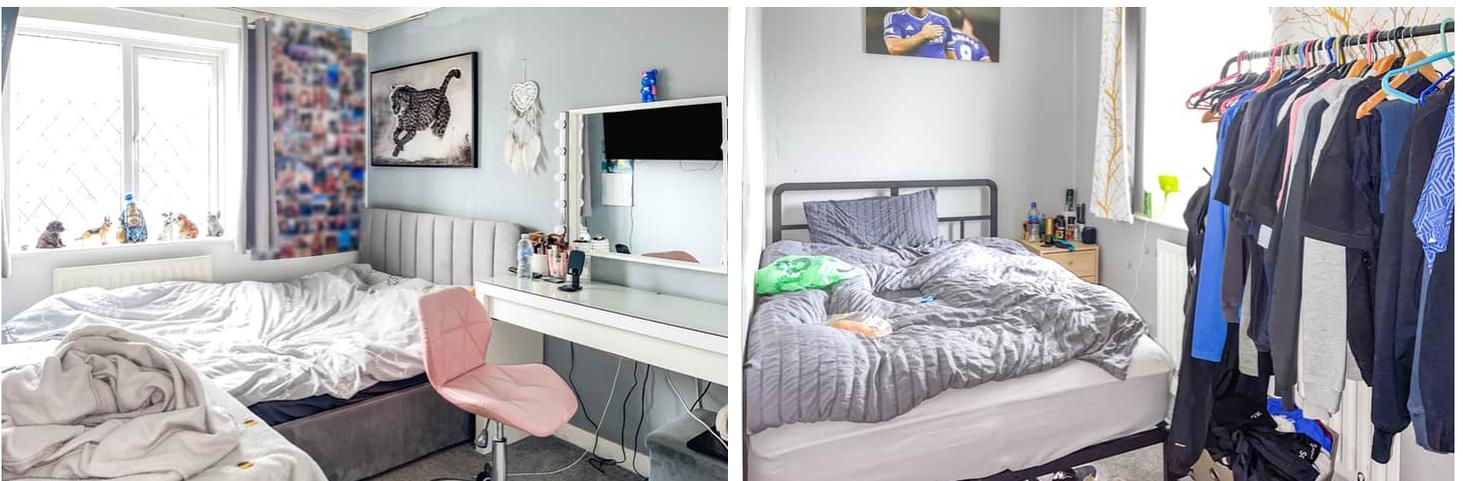
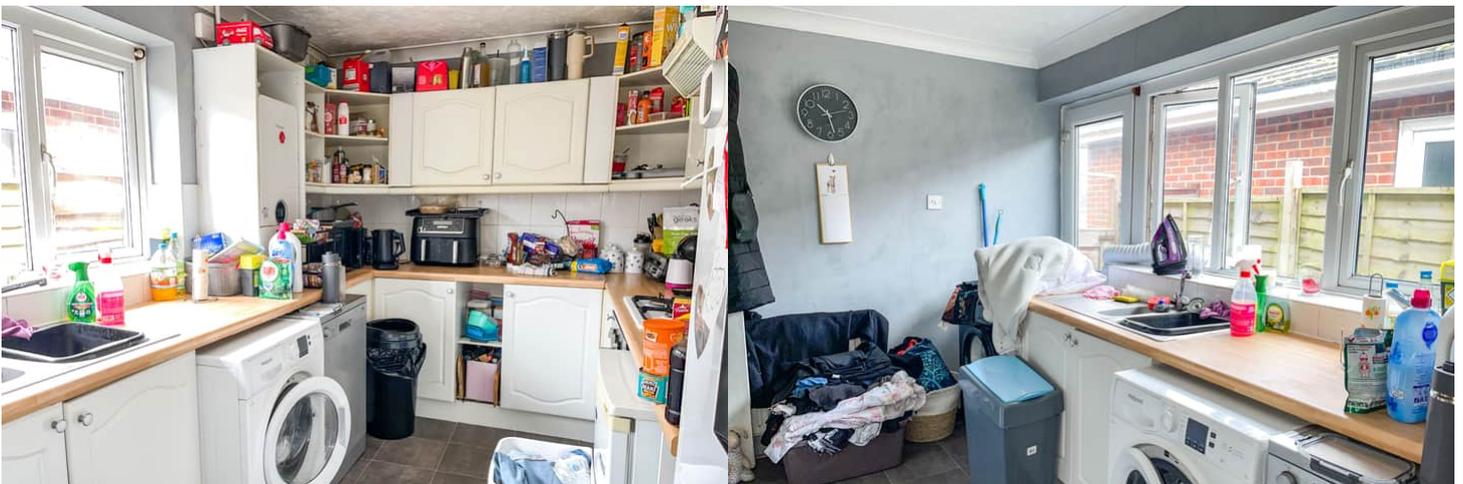
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

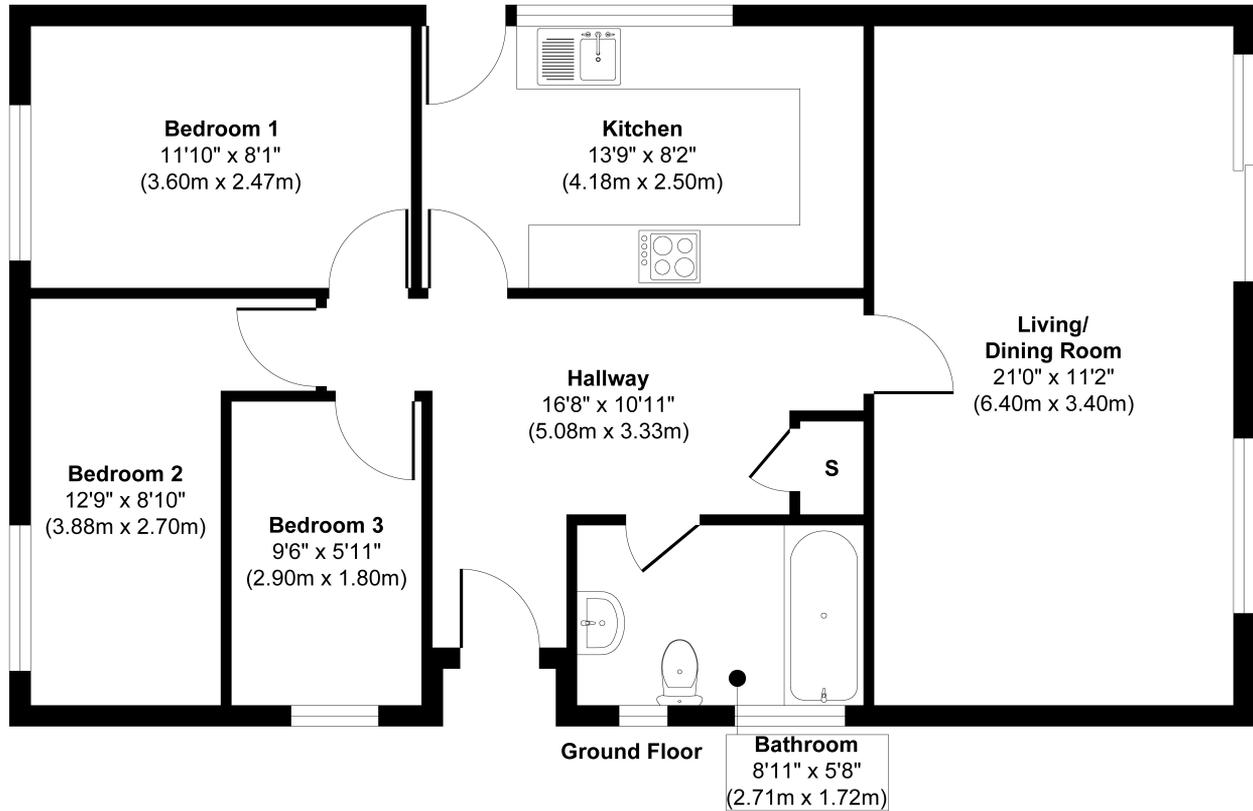
The council tax band is D.

The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, three bedrooms, including two doubles, and one single, alongside the family bathroom. Outside, the property boasts a front, lawned garden, and a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular coastal town of Bognor Regis, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport connections can be found from Bognor Regis Train Station, a variety of local bus routes, and quick access to the A27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Approx. Gross Internal Floor Area 785 sq. ft / 72.93 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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