





* GUIDE PRICE £625,000 - £650,000 *

Occupying a generous position on the popular Gossamer Lane, this well proportioned four-bedroom detached house offers spacious and versatile accommodation, making it an ideal family home.

The ground floor features two welcoming reception rooms to the front of the property, providing excellent flexibility for use as formal sitting rooms, a home office or playroom. To the rear, there is a further versatile living space currently used as a dining area adjoining the kitchen, creating a practical and sociable space for everyday family life and entertaining.

A downstairs shower room adds further convenience, while upstairs are four well-proportioned bedrooms together with a family bathroom.

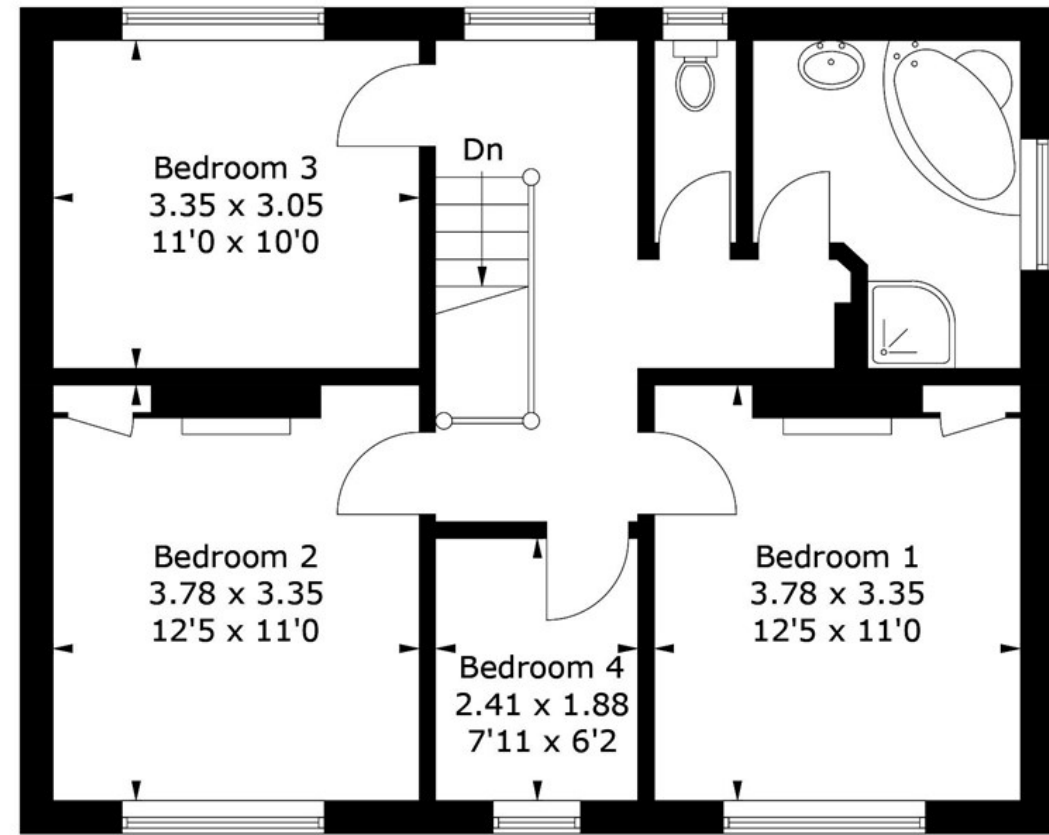
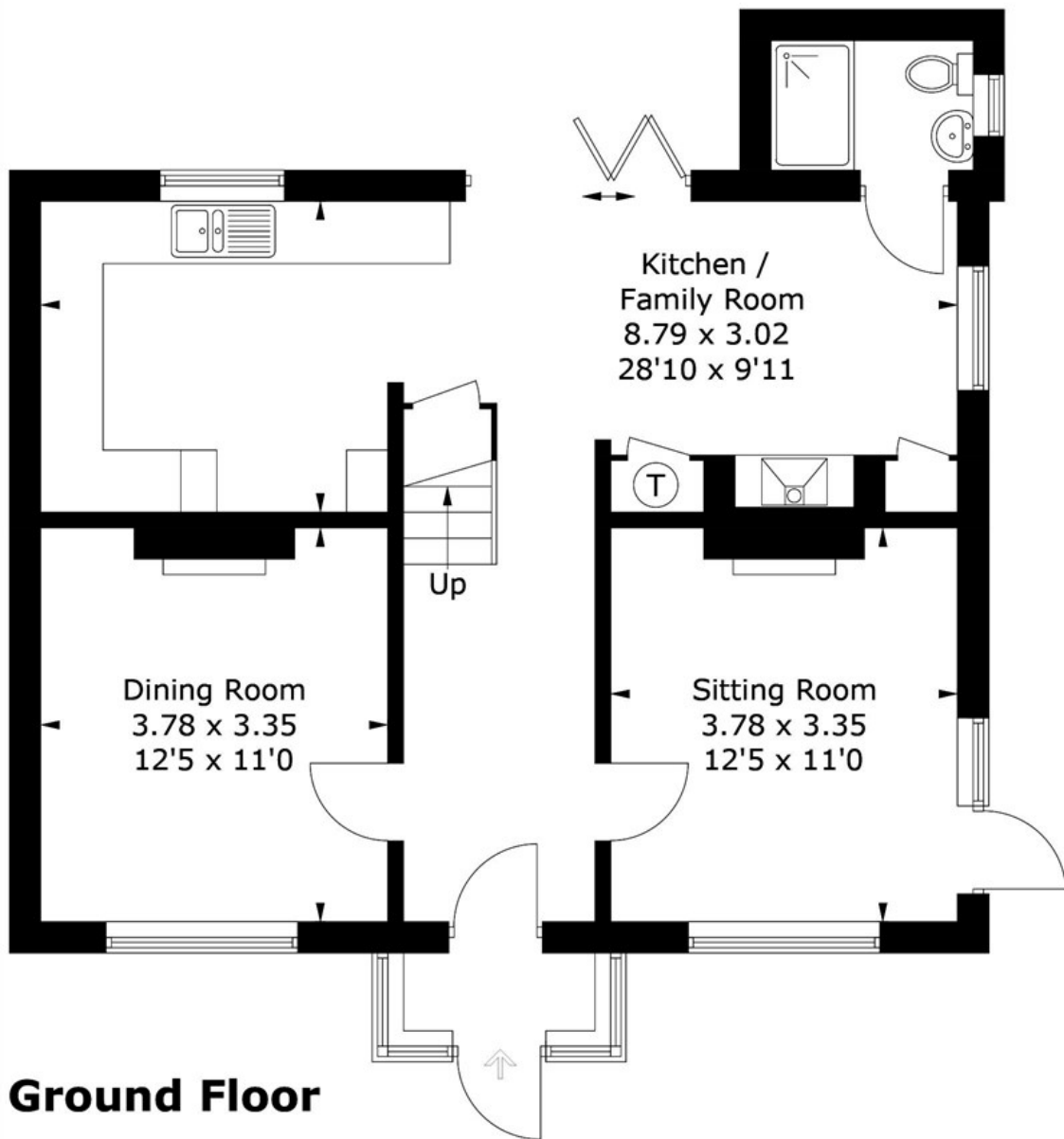
Outside the property benefits from a beautiful garden offering an attractive and private space for relaxing, entertaining and enjoying the warmer months. To the front, there is off-road parking for approximately four to five vehicles, a particularly useful feature for a family home.

With its generous accommodation, multiple reception spaces, four bedrooms, excellent parking and attractive garden, this is a versatile detached property offering plenty of scope for modern family living.



- 1920's Character House
 - Four Bedrooms
 - No Onward Chain
- Stunning Rear Garden
 - Open Planned Kitchen/Family Room
- Family Bathroom and Downstairs Shower Room
- Dutch Style Storage Shed
- Bi-folding Doors Opening to Patio Area
- Walking Distance To Beach and Shops
- Bus Links into Bognor Regis and Chichester

Approximate Gross Internal Area = 128.6 sq m / 1384 sq ft



PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID780018)