

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£365,000

Freehold

Robins Drive, Rose Green, Bognor Regis, PO21 3BL



Book a Viewing

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<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			
Address: Robins Drive			

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IMPORTANT NOTICE  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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01243 861344



- **Detached Bungalow**
- **Two Double Bedrooms**
- **Lounge/Dining Room**
- **Double Glazed Conservatory**
- **Utility Room**
- **Off Road Parking**



## Accommodation

Porch/Hall

Lounge / Diner: 11' 7" x 11' 11" plus bay window (3.54m x 3.64m)

Kitchen / Breakfast Room: 12' 5" x 10' 11" (3.80m x 3.34m)

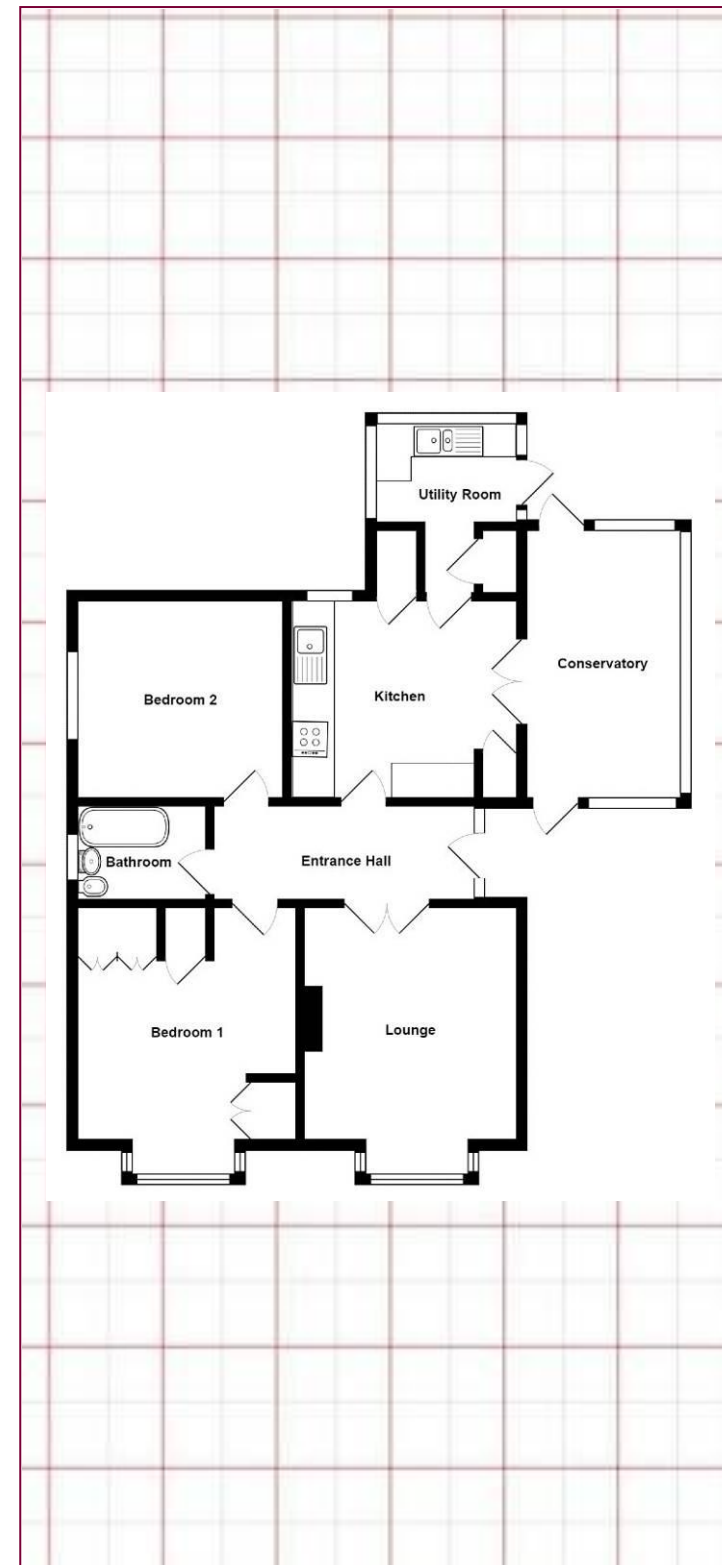
Conservatory: 14' 11" x 6' 3" (4.55m x 1.93m)

Utility Room: 9' 3" x 7' 8" (2.84m x 2.36m)

Bedroom 1: 12' 11" x 11' 11" plus bay window (3.94m x 3.64m)

Bedroom 2: 11' 5" x 10' 11" (3.48m x 3.35m)

Bathroom: 5' 10" x 7' 4" (1.78m x 2.25m)



## What the agent says... “,”

Located in a quiet cul de sac, the property is a well presented 2 bedroom detached bungalow with secluded gardens and off road parking for several vehicles.

Rose Green village offers a selection of facilities including; green grocers, butchers, post office and a doctor's surgery all within walking distance of the property.

The property is entered via double gates to the front and the accommodation comprises; entrance porch to the hallway leading to; two double bedrooms with built in wardrobes, a south facing lounge/dining room with a bay window, modern bathroom, modern kitchen / breakfast room with a separate utility room and a recently fitted UPVC double glazed conservatory. The gutters and soffits have been replaced recently along with UPVC double glazing and a newly fitted boiler with radiators throughout the property.

We highly recommend viewings to appreciate all that this property has to offer.



Externally, the rear garden is mainly laid to lawn with a newly laid patio, raised decking area and a shed. The low maintenance front garden is secluded by fencing and there is a good sized brick paved driveway providing off road parking for several vehicles.

