



Clarkes

Estate Agents & Lettings Agents

Guide Price
£325,000
Freehold

Blue Hayes, Bersted Street, Bognor Regis, PO22 9PR



Book a Viewing

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

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IMPORTANT NOTICE
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01243 861344



What the agent says... “,,

This is a charming, detached bungalow with peaceful views to the front towards South Bersted church. The property has a lovely character and bay windows in many of the rooms help it feel light and airy throughout.

The accommodation comprises a spacious entrance hallway, sitting room with a fireplace and bay window, kitchen with open arch leading to a dining room with two storage cupboards. The three bedrooms all benefit from fitted wardrobes and attractive bay windows. There is a separate wet room and cloakroom, which are adjacent.

Externally, the bungalow has a well maintained and good-sized garden, with a lawn area and mature shrubs, small trees and flowerbeds. To the side there is a paved patio area with a built-in barbeque and to the other side there is a hardstanding parking area for several vehicles.

The bungalow is situated in a nice residential area of South Bersted with a delightful outlook and is very convenient for access to Bognor town centre, which is within walking distance, and there are also a number of local amenities nearby. An internal inspection is highly recommended.



- **Detached Bungalow**
- **Character Features**
- **Three Bedrooms**
- **Wet Room & Separate WC**
- **Driveway Parking**
- **Chain Free**



Accommodation

Hallway: 10' 0" x 9' 11" (3.05m x 3.03m)

Sitting Room: 13' 10" x 11' 6" into bay (4.23m x 3.52m)

Dining Room: 17' 0" x 8' 9" (5.19m x 2.69m)

Kitchen: 10' 1" x 7' 7" (3.09m x 2.32m)

Shower Room: 5' 8" x 5' 4" (1.75m x 1.63m)

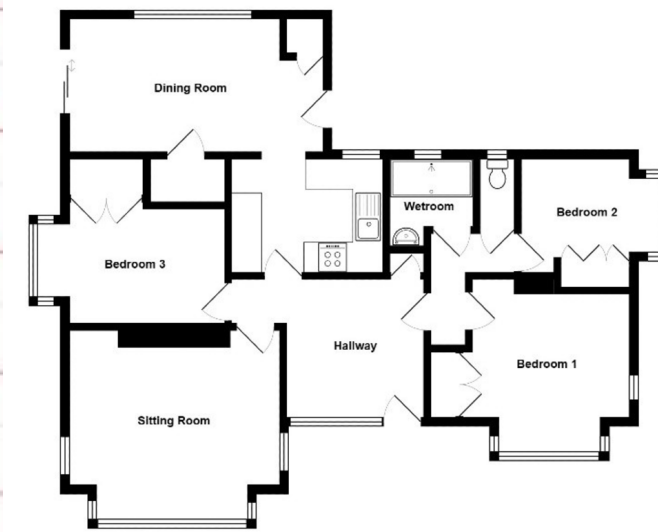
Cloakroom: 4' 0" x 2' 3" (1.23m x 0.69m)

Bedroom 1: 11' 7" x 11' 3" into bay (3.55m x 3.44m)

Bedroom 2: 11' 1" x 7' 2" (3.38m x 2.20m)

Bedroom 3: 13' 2" x 8' 6" (4.02m x 2.60m)

Council Tax Band: D



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All measurements are approximate and for display purposes only.
Approximate Total Area: 86.8 m² ... 934 ft²

