











Book a Viewing

01243 861344

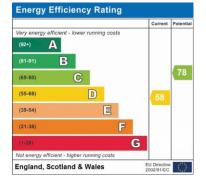
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Asking Price Of £300,000 **Freehold**

The Cottage, 11 North Avenue South, Elmer, PO22 6HE

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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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What the agent says... 44,,

Located in a peaceful private road, a short distance from the local convenience store, pub and around 0.3 miles to the beach. This attractive detached bungalow was originally built as a three bedroom but is currently laid out as a large two-bedroom home.

The accommodation comprises a large entrance porch, dual aspect sitting room with a fireplace, two double bedrooms, a T-shaped kitchen and dining room which overlooks the courtyard garden. A utility room comes off the kitchen and an inner lobby leads to a large family bathroom, which was originally the third bedroom.

Externally the property benefits from a long driveway, providing space for numerous vehicles and the hard standing remains from a garage which has recently been removed. Both front and rear gardens are paved, making it a low maintenance area, perfect for potted plants to provide a splash of colour.

The property benefits from approved planning permission (ADC ref: M/7/23/HH), for a rear

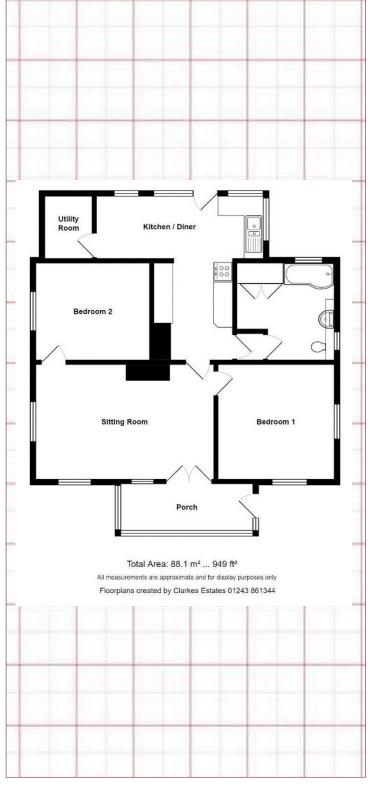
extension off the back of the utility, alternation to the front porch and replacement of panels with fibre cement cladding. Naturally, an incoming purchaser may wish to make their own changes or enjoy the property as it is.

Overall, this would be perfect for 'downsizers' or those wanting a seaside retreat. Viewings are recommended to appreciate all it has to offer.

AGENTS NOTE: The property is of non-standard construction and will not support a mainstream mortgage - cash purchasers only.



- Detached Bungalow
- Two Double Bedrooms
- Dual Aspect Sitting Room
- Low Maintenance Garden
- Off Road Parking
- Seaside Location





Accommodation

Porch: 13' 10" x 4' 10" (4.23m x 1.48m)

Sitting Room: 18' 7" x 12' 0" (5.67m x 3.66m)

Bedroom 1: 12' 2" x 11' 11" (3.71m x 3.65m)

Bedroom 2: 11' 10" x 10' 2" (3.63m x 3.11m)

Kitchen / Dining Room: 17' 6" x 5' 11" to 17' 2" at

widest point (5.34m x 1.82m)

Utility Room: 5' 11" x 4' 11" (1.82m x 1.50m)

Bathroom: 10' 2" x 10' 0" (3.10m x 3.05m)

Council Tax Band: D

