



# Clarkes

Estate Agents & Lettings Agents

Asking Price

£425,000

Freehold

1 Outerwyke Road, Bognor Regis, PO22 8HX



**Book a Viewing**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(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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**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.

*Service you deserve. People you trust.*

**01243 861344**





## What the agent says... “,”

Located in a sought after road in Felpham is this delightful double fronted, and rarely available, 2 bedroom detached house.

Nestled in a plot with gardens to the front and sides and a garage, the accommodation comprises entrance hall, lounge with gas fire and side porch, kitchen and upstairs is a very large master bedroom, second double bedroom and modern white suite bathroom.

External windows and doors are replacement double glazing and many are fitted with traditional lead hatchings to mirror an original crittle door to the side porch. Other features such as the original fireplace and parquet flooring remain on the ground floor. In our view, the kitchen will need to be replaced.

Externally there is a garage with off road parking to the front and the garden spreads around to the sides.

The property is subject to probate (the application was sent early January 2024) and is of mixed condition and presentation. We feel that the property is within the realms of DIY capability.

This is a rarely available, kerb appealing home and viewings are recommended.



- Sought After Location
- Detached House
- Traditional Features
- Lounge with Side Porch
- Garage & Off Road Parking



## Accommodation

Entrance Hall 2.73m x 1.61m (8'11" x 5'3")

Lounge 4.94m x 4.18m (16'2" x 13'8")

Porch 3.16m x 1.39m (10'4" x 4'6")

Kitchen 3.97m x 2.97m (13'0" x 9'8")

Cloakroom 1.67m x 0.83m (5'5" x 2'8")

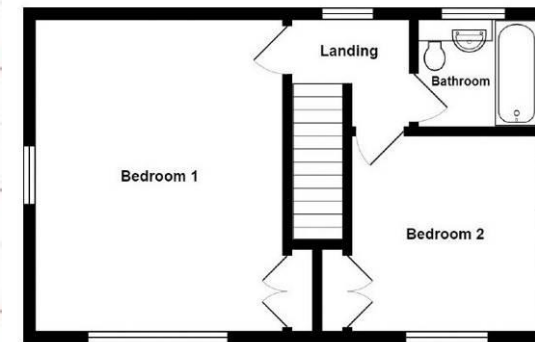
Landing 1.86m x 1.67m (6'1" x 5'5")

Bedroom 1 4.95m x 3.95m (16'2" x 12'11")

Bedroom 2 3.16m x 2.95m (10'4" x 9'8")

Bathroom 1.92m x 1.66m (6'3" x 5'5")

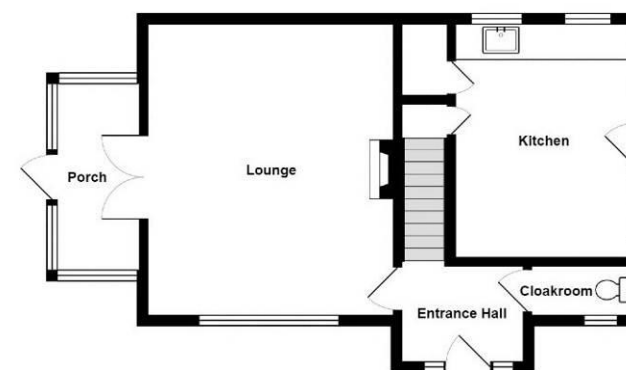
Council Tax Band: E



First Floor

Total Area: 39.7 m<sup>2</sup> ... 427 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor

Total Area: 44.9 m<sup>2</sup> ... 484 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Floorplans created by Clarkes Estates 01243 861344

