

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£390,000

Freehold

18 Westway, Bognor Regis, PO22 8BZ



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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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



- Detached Character Home
- South Facing Garden
- Two Reception Rooms
- Victorian-Style Conservatory
- Three Bedrooms
- Driveway Parking & Car Port



Accommodation

Entrance Hall: 10' 11" x 6' 5" (3.35m x 1.97m)

Kitchen: 11' 11" x 9' 4" (3.64m x 2.87m)

Sitting Room: 15' 10" into bay window x 12' 4" (4.83m x 3.77m)

Dining Room: 12' 5" x 11' 10" (3.81m x 3.63m)

Conservatory: 23' 0" x 9' 4" (7.02m x 2.86m)

Gardeners WC: 4' 7" x 2' 11" (1.42m x 0.91m)

Landing: 11' 5" x 6' 5" (3.49m x 1.97m)

Bedroom 1: 12' 5" x 11' 10" (3.81m x 3.63m)

Bedroom 2: 12' 5" x 11' 11" (3.80m x 3.65m)

Bedroom 3: 6' 8" x 6' 5" (2.04m x 1.97m)

Bathroom: 9' 4" x 8' 4" (2.87m x 2.56m)

Council Tax Band: D



What the agent says... “,,

This attractive character home is believed to have been built circa 1940's and is located in a residential area within easy reach of local amenities, shops, schools and Hotham Park.

The accommodation comprises an entrance hall, a large sitting room which is open to the dining room, with dual aspect windows and a feature fireplace. To the rear is a spacious southerly facing Victorian-style conservatory. The kitchen also overlooks the lovely gardens and is fitted with quality wooden units with some integral appliances, space for oven and hob and a recessed utility area with side access. Finally, on the ground floor there is an externally accessed cloakroom.

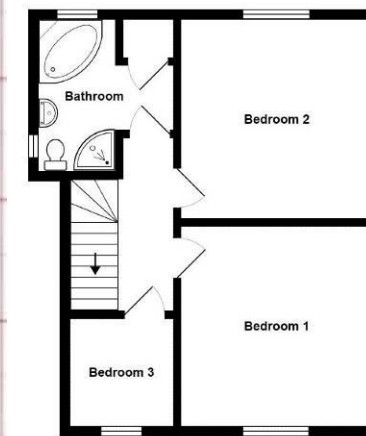
To the first floor, there are two generous double bedrooms, a single bedroom and a family bathroom with corner bath and separate walk-in shower.

Externally, the south-facing landscaped rear garden is a particular feature of the property and has a patio area adjacent to the conservatory, lawn and established beds. The charming front garden offers driveway parking

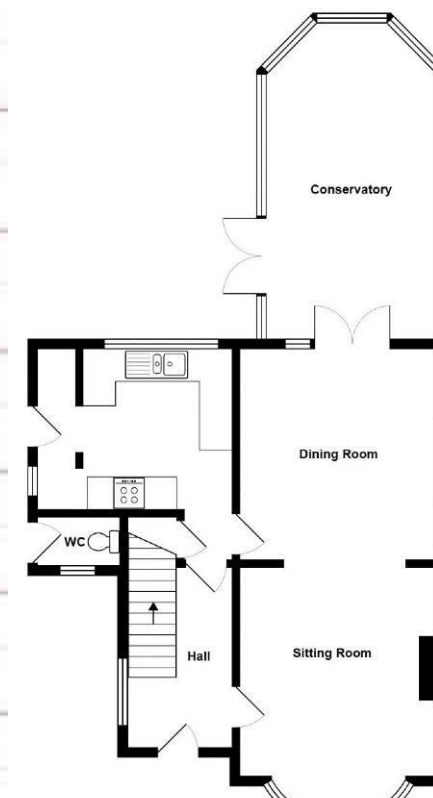
and car port. A side access gate leads to the rear garden, and gardeners WC. There is also a timber shed in the rear garden.

Overall, the property is offered in good decorative order and the quiet central location make this an ideal family home. The property benefits from gas fired central heating and double glazing throughout.

Viewings are highly recommended to appreciate all this home has to offer.



First Floor
Total Area: 46.2 m² ... 497 ft²
All measurements are approximate and for display purposes only



Ground Floor
Total Area: 73.2 m² ... 788 ft²
All measurements are approximate and for display purposes only
Floorplans created by Clarkes Estates 01243 861344