

Longford Road, Bognor Regis, PO21 1AE



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			
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.

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01243 861344



- Semi-Detached Family Home
- Three Generous Bedrooms
- Living Room with Bay Window
- Dining & Breakfast Rooms
- Shower Room & Cloakroom
- Close to Town Centre



Accommodation

Ground Floor

Hallway: 20' 11" x 4' 10" (6.39m x 1.49m)
 Sitting Room: 11' 8" x 10' 5" (3.58m x 3.19m)
 Dining Room: 12' 2" x 10' 0" (3.73m x 3.07m)
 Breakfast Room: 13' 1" x 9' 1" (4.00m x 2.78m)
 Kitchen: 11' 4" x 9' 2" (3.47m x 2.81m)
 Outbuilding: 9' 4" x 7' 0" (2.85m x 2.15m)

First Floor

Landing: 26' 10" x 5' 0" (8.20m x 1.53m)
 Inner Landing: 9' 6" x 2' 10" (2.92m x 0.88m)
 Bedroom 1: 10' 5" x 10' 1" (3.18m x 3.09m)
 Bedroom 2: 12' 2" x 10' 0" (3.73m x 3.05m)
 Bedroom 3: 11' 5" x 9' 1" (3.48m x 2.79m)
 Shower Room: 9' 4" x 6' 0" (2.86m x 1.84m)
 WC: 3' 11" x 2' 11" (1.21m x 0.90m)

Council Tax Band: C



What the agent says... “,”

This spacious 3 bedroom semi detached house is brilliantly located within walking distance to the train station and Bognor Regs town centre. In our opinion this property offers great potential for a family home or investment opportunity and will appeal to someone looking for a small project with the intention to put their own stamp on it.

The property comprises an entrance hallway, living room with bay window looking out to the front of the property. The separate dining room is accessible from the hall or sitting room and has previously been used as a 4th bedroom. At the end of the hallway there is a breakfast room with storage cupboard, and beyond is the kitchen with garden access. There is an outbuilding attached to the rear of the kitchen with an external entrance accessible through the enclosed garden.

To the first floor, there is a principal bedroom, with attractive bay window, two further double bedrooms and a large landing space which has previously been used as a 5th single bedroom. These are served by the shower room, and separate cloakroom.

This spacious property offers a parking space to the front, has easy access to the town centre and is suitable for investors and homeowners who are open to refurbishment works. This property is being sold with no onward chain.

Viewings are recommended to appreciate all this property has to offer.

