



Clarkes

Estate Agents & Lettings Agents

Asking Price Of
£250,000
Freehold

Ash Grove, Bognor Regis, PO22 9JD



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			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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



- Two Double Bedrooms
- Semi-Detached House
- Living Room
- Kitchen/Breakfast Room
- Conservatory
- Off Road Parking



Accommodation

Living Room: 11' 1" x 16' 9" (3.4m x 5.13m)

Kitchen / Breakfast Room: 10' 4" x 9' 10" (3.15m x 3.02m)

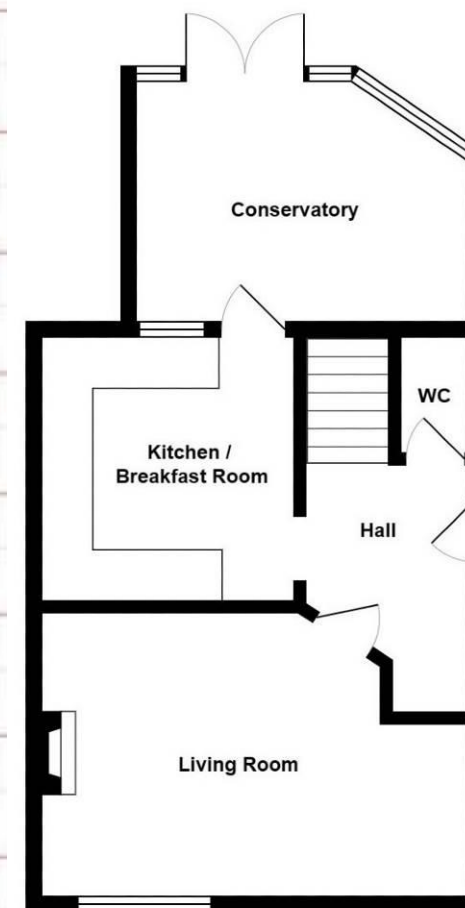
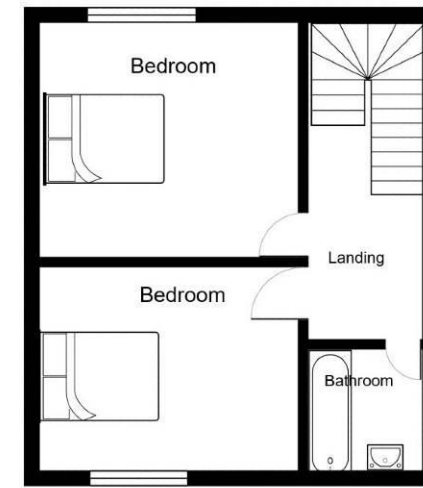
Conservatory: 12' 11" x 9' 6" (3.96m x 2.92m)

Bedroom 1: 11' 8" x 11' 1" (3.58m x 3.40m)

Bedroom 2: 10' 5" x 10' 9" (3.18m x 3.30m)

Bathroom: 7' 10" x 4' 8" (2.41m x 1.44m)

Council Tax Band: B



What the agent says... “,,

A great opportunity to purchase a lovely 2-bedroom end of terrace home, with two good sized double bedrooms, a spacious kitchen for the size of property and with a delightful dining room / conservatory adding extra space to the ground floor.

The property enjoys a long 21m / 70ft garden (approx), brick-built lockup storage with front and rear access and also benefits from ample off-street parking for up to three cars.

Located within 15mins walk of the centre of Bognor, this property in Ash Grove is approximately 650m from the local retail parks and supermarkets.

Suited to a buyer who wishes to place their own stamp on their new home, this property offers an excellent opportunity for first-time buyers and investors alike.

