

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£240,000

Freehold

Ockley Road, Bognor Regis, PO21 2HW



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	80

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.

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## What the agent says... “,”

This charming three-bedroom home is located a short distance from local shops, schools and amenities in the town centre including the mainline station. The property will require renovation throughout and is currently a blank canvass ready for an incoming buyer to make their dream home.

The accommodation comprises an entrance hall, opening into a generous open plan sitting and dining room with an attractive curved bay window, the large kitchen is at the rear of the property and offers access to the downstairs cloakroom and garden. To the first floor the light and spacious landing leads to three bedrooms, two of which are generous doubles with built in wardrobes and the last being a good sized single. These are served by a huge bathroom which currently has a corner bath, separate shower cubicle, toilet, bidet, and sink.

Externally, there is a small, paved space at the front of the property. To the rear the kitchen door leads to the paved west-facing rear garden which extends down the side of the property adjacent to the kitchen. There is also a timber storage shed.



Overall, this home would be ideal for families or first-time buyers, particularly those with DIY skills, or investors and viewings are recommended to appreciate all it has to offer.

**POTENTIAL INVESTORS:** We would estimate that the property could realistically attain £1300 PCM in rent, producing a gross yield of approximately 5.67%.

- Potential to Improve
- Three Bedrooms
- Large Bathroom & Downstairs Cloakroom
- Well Proportioned
- Close to Town Centre



## Accommodation

Entrance Hall: 6' 9" x 2' 11" (2.07m x 0.91m)

Sitting Room / Dining Room: 21' 6" x 15' 1" (6.56m x 4.61m)

Kitchen: 17' 1" x 9' 0" (5.21m x 2.75m)

Downstairs WC: 6' 5" x 2' 5" (1.98m x 0.76m)

Bedroom 1: 15' 2" x 10' 11" (4.63m x 3.33m)

Bedroom 2: 11' 8" x 10' 0" (3.57m x 3.06m)

Bedroom 3: 9' 6" x 6' 5" (2.91m x 1.96m)

Bathroom: 9' 7" x 6' 8" (2.93m x 2.05m)

Council Tax Band: C

