



Clarkes

Estate Agents & Lettings Agents

Asking Price
£270,000
Freehold

Birdham Close, Bognor Regis, PO21 5TD



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	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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



- 3 Bedroom Mid-Terrace Home
- Large Kitchen/Breakfast Room
- Modern White Suite Bathroom
- Low Maintenance Garden
- Garage
- Energy Rating D



Accommodation

Entrance Hall 5.77m x 1.41m (18'11" x 4'7")

Lounge 4.98m x 4.76m (16'4" x 15'7")

Kitchen/Diner 4.98m x 4.72m (16'4" x 15'5")

Bedroom 1 3.22m x 3.01m (10'6" x 9'10")

Bedroom 2 3.04m x 2.72m (9'11" x 8'11")

Bedroom 3 2.09m x 2.15m (6'10" x 7'0")

Bathroom 1.81m x 1.8m (5'11" x 5'10")

Council Tax Band: C

What the agent says... “,”

Extended to the rear, this is a three-bedroom mid-terraced home comprising entrance hall with storage, lounge, very large modern kitchen/breakfast room, formed from the extension, with tiled floor and sliding doors to the rear garden. Upstairs there are two double bedrooms, a further single bedroom and a modern bathroom with shower over bath, wash hand basin, close coupled WC and stylish floor tiles.



Externally to the front there is a lawned area that lends itself to being converted to off road parking. The rear garden is low maintenance with a patio, gravel and coloured feature panels. There is also the benefit of a garage with a small space in front of it.



The property is perfect for young families, first time buyers and buy-to-let investors (who should expect rental value at £1350 pcm).

