



Clarkes

Estate Agents & Lettings Agents

Asking Price
£300,000
Freehold

63 Kenilworth Road, Bognor Regis PO21 5NF



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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01243 861344



- Semi-Detached Family Home
- Three Bedrooms
- Master Bedroom with En-Suite
- Generous Living Room
- Kitchen/Dining Area
- Off Road Parking



Accommodation

Entrance Hall: 4' 3" x 3' 3" (1.31m x 1.00m)

Living Room: 12' 11" into bay x 12' 2" (3.95m x 3.71m)

Kitchen / Diner: 10' 1" x 13' 10" (3.09m x 4.23m)

Downstairs Bathroom: 5' 2" x 10' 2" (1.59m x 3.10m)

Landing: 5' 6" x 13' 11" (1.70m x 4.26m)

Bedroom 1: 11' 0" x 11' 5" (3.36m x 3.49m)

Ensuite: 4' 7" x 6' 8" (1.41m x 2.05m)

Bedroom 2: 7' 9" x 10' 11" (2.38m x 3.33m)

Bedroom 3: 7' 7" x 11' 7" (2.33m x 3.55m)

Council Tax Band: C

What the agent says... “,”

This wonderful three-bedroom, semi-detached family home with off road parking, is centrally located, with amenities nearby such as schools and local shops. The current owners have recently updated the property with a new kitchen and en-suite shower room to the principal bedroom.

The accommodation comprises a welcoming entrance hall, fashionable kitchen/dining area, generous lounge with bay window, and family bathroom. On the first floor the landing leads to three double bedrooms. The principal bedroom benefits from a fitted wardrobe and the new ensuite shower room.

Externally, the property has great character along with a contemporary front door and a driveway offering parking. To the rear there is a well-kept low maintenance garden, with a neat lawn and paving area which would be suitable for outside seating.

The property is situated a short walk to a variety of amenities in Hawthorn Road, including a Co-op. As well as local shops, there are local

schools and bus routes available to the town centre where Bognor Regis' mainline train station is located, alongside high-street and independent shops and cafés.

The property has been modernised by the current owners and would be suitable for buyers looking for a finished home to move into and enjoy. We would highly recommend viewings to appreciate what this home has to offer.

