



Clarkes

Estate Agents & Lettings Agents

Asking Price
£360,000
Freehold

167 Chichester Road, Bognor Regis, PO21 5AF



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		65
(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
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01243 861344



- Semi-Detached Family House
- South Aspect Rear Garden
- Modern Kitchen & Bathroom
- Immaculate Decorative Order
- Jack 'n' Jill Bathroom
- Conservatory



Accommodation

Entrance Hall

Lounge 3.17m x 7.84m into bay (10'4" x 25'8")

Kitchen 3.1m x 2.12m (10'2" x 6'11")

Conservatory 2.7m x 2.69m (8'10" x 8'9")

Study/Utility Room 1.26m x 4.45m (4'1" x 14'7")

Bedroom 1 3.66m x 3.17m (12'0" x 10'4")

Bedroom 2 3.66m x 3.17m (12'0" x 10'4")

Bedroom 3 2.45m x 2.12m (8'0" x 6'11")

Bathroom

Council Tax Band: C

What the agent says... “,”

This immaculate three-bedroom semi-detached family home is located conveniently on the outskirts of the town centre. Local shops and amenities are even closer and the train station is approximately a 15 minute walk. There are several major retailers including Tesco, Sainsbury's and M&S nearby, and for the children or dog walkers a playing field is located very close too. This house has a real 'homely' feel about it and is offered in excellent decorative order.



The accommodation comprises of an entrance hall, lounge/diner opening to a conservatory accessing a feature south facing rear garden. The kitchen is modern and gives access to a utility room/study. The landing has a stained-glass window, access to a boarded loft and access to two double bedrooms and one single bedroom. The bathroom is modern and has a Jack 'n' Jill access from the landing and master bedroom.



Externally there is a front garden giving off road parking for two cars and a high hedge giving privacy. The sunny rear garden is south facing and has been landscaped.

