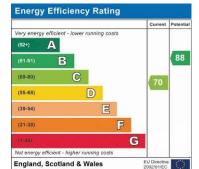






## **Book a Viewing**

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk















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.



**Asking Price** £260,000 **Freehold** 

## Longford Road, Bognor Regis, PO21 1AG







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## What the agent says... ",,

Located adjacent to Bognor Town Centre and just 160m to the train station, is this well presented two-bedroom mid-terraced home.

The accommodation comprises entrance hall, open plan lounge/diner, modern kitchen leading to the utility (with Butler sink) and a rear courtyard. Upstairs are two double bedrooms and a very large bathroom with separate shower and bath.

The rear courtyard measures 4.68m x 5.84m, is laid out to shingle and surrounded by low walls with tall fences. The front garden separates the house from the public path and provides a natural space for waste bins.

The property includes double glazing, gas central heating and we think is presented in stylish order and just waiting for the lucky buyer to move straight in.





- Mid-Terraced Home
- Open Plan Lounge/Diner
- Two Double Bedrooms
- Modern Kitchen
- Lean-To / Utility
- Rear Courtyard Garden





## Accommodation

Hall

Lounge:  $3.58m \times 3.67m$  plus bay window (11'8" x

12'0")

Dining Area: 3.01m x 3.75m (9'10" x 12'3")

Kitchen: 3.35m x 1.93m (10'11" x 6'3")

Lean-To/Utility: 3.31m x 1.33m (10'10" x 4'4")

Bedroom 1: 4.67m x 3.66m plus bay window

(15'3" x 12'0")

Bedroom 2: 2.99m x 3.82m (9'9" x 12'6")

Bathroom: 3.37m x 1.95m (11'0" x 6'4")

Rear Courtyard: 4.68m x 5.84m (15'4" x 19'1")

Council Tax Band: B

