



# Clarkes

Estate Agents & Lettings Agents

Asking Price

£260,000

Freehold

Longford Road, Bognor Regis, PO21 1AG



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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01243 861344



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



## Accommodation

Hall

Lounge: 3.58m x 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

## 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.

