



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		70
(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	

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.

Clarkes

Estate Agents & Lettings Agents

Guide Price
£350,000
Freehold

16 South Way, Bognor Regis, PO21 5HA



Service you deserve. People you trust.

01243 861344



- 3 Bedroom Semi-Detached
- 2 Reception Rooms
- Downstairs WC & Utility
- Extended Kitchen
- Modern Refitted Bathroom
- West Aspect Rear Garden

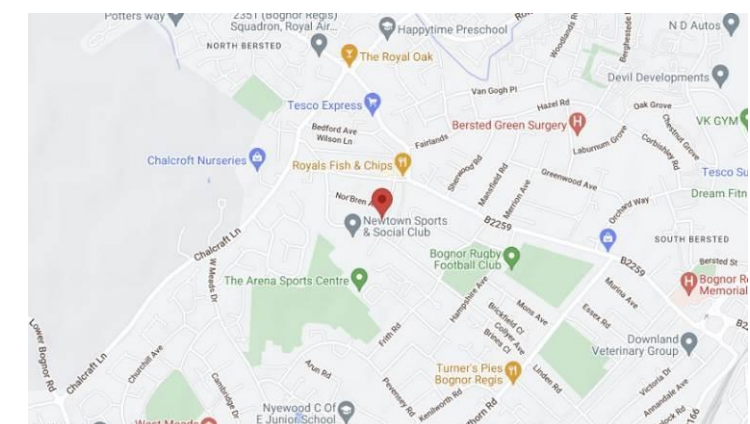


Accommodation

- Entrance Hall
- Sitting Room 3.51m x 4.06m (11'6" x 13'3")
- Dining Room 3.2m x 3.73m (10'5" x 12'2")
- Kitchen/Breakfast Room 3.91m x 3.23m max into recess (12'9" x 10'7")
- Utility Area & WC
- Bedroom 1 4.06m x 3.28m (13'3" x 10'9")
- Bedroom 2 3.73m x 2.97m (12'2" x 9'8")
- Bedroom 3 2.03m x 1.93m (6'7" x 6'3")
- Bathroom
- Council Tax Band: C



Total Area: 55.2 m² ... 595 ft²
 All measurements are approximate and for display purposes only
 Floorplans created by Clarkes Estates 01243 861344



What the agent says... “,”

We fully recommend viewing this lovely house to fully appreciate the condition and bonuses to its original 1930's build. This delightful family home is located in a sought-after location close to schools, shops and public transport. Not only can you enjoy the benefits of Bognor's amenities, but with easy access you have links to other towns and cities along the south coast.

Briefly, the accommodation comprises of an entrance hall, sitting room with log burner feature fireplace, dining room with patio doors to the garden, extended kitchen plus useful utility area and WC. Upstairs to the first floor are two double bedrooms, one single bedroom and a modern refitted bathroom.

External features include a west aspect rear garden with lawn, patio, brick-built store and large shed. Access is via a side gate to the front garden. To the front of the property is a paved area which lends itself to off road parking.

