



Clarkes

Estate Agents & Lettings Agents

Offers over
£298,500
Freehold

9 Sloe Gardens, Felpham, Bognor Regis, PO22 8GE



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	90
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		



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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.



Service you deserve. People you trust.

01243 861344



- Modern Semi-Detached Home
- Kitchen / Diner
- Three Bedrooms
- Downstairs WC
- Kitchen / Diner
- Off Road Parking



Accommodation

Ground Floor

Porch - 1.4m x 1.29m (4'7" x 4'2")
Downstairs WC - 0.87m x 1.55m (2'10" x 5'1")
Lounge - 3.74m x 4.58m (12'3" x 15'0")
Inner Hall / Stairs / Landing - 2.17m x 0.91m (7'1" x 2'11")
Kitchen / Diner - 4.72m x 3.28m at widest point (15'5" x 10'9")

First Floor

Main Bedroom - 3.25m x 2.86m (10'7" x 9'4") including wardrobe
Ensuite Shower Room - 1.38m x 2.1m (4'6" x 6'10")
Bathroom - 1.94m x 1.81m (6'4" x 5'11")
Bedroom 2 - 2.45m x 3.16m (8'0" x 10'4") plus wardrobe
Bedroom 3 - 2.17m x 2.37m (7'1" x 7'9")

Rear Garden - 6.35m x 10.21m (20'10" x 33'5")

What the agent says... “,, Material Information:

Located on a popular and modern estate is this delightful three-bedroom semi-detached home which is well presented.

The accommodation comprises entrance porch with downstairs WC, lounge with a small bay window, inner hall, kitchen/diner with spaces for appliances (oven, hob and recycling hood are remaining). Upstairs the main bedroom leads to an ensuite shower room, there is a second double bedroom and a small single bedroom. Both double bedrooms have built-in wardrobes, and the main bathroom has a white suite with an attractive tile surround.

Outside there is off road parking for two vehicles side by side directly in front of the house and the rear garden is a comfortable 10m long providing a large wooden shed, decking area and raised border. The grass area is laid to astro turf.

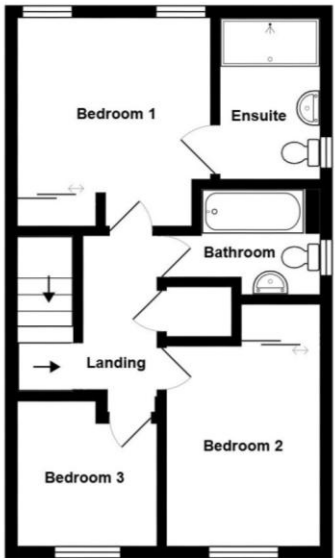
We feel this home is ideal for couples and young families and viewings are highly recommended.

Council Tax: ADC Band D
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Central Heating
Parking: Off Road Parking
Estate Fees: £85.20 pa

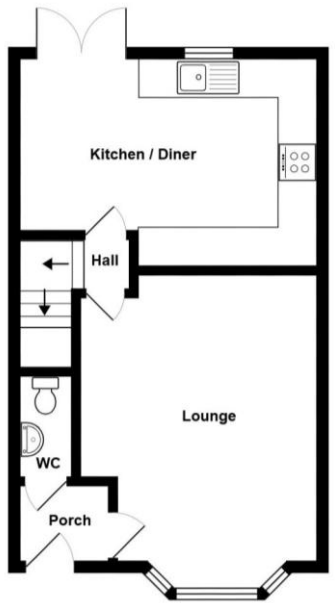
On 01/04/2025 information from the Ofcom Website shows:

Broadband	Availability		Max Down	Max Up
Standard	✓		5 mbps	0.7 mbps
Superfast	✓		61 mbps	14 mbps
Ultrafast	✓		1800 mbps	220 mbps
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.



First Floor
Total Area: 39.1 m² ... 421 ft²
All measurements are approximate and for display purposes only



Ground Floor
Total Area: 38.2 m² ... 412 ft²
All measurements are approximate and for display purposes only
Floorplans created by Clarkes Estates 01243 861344

