





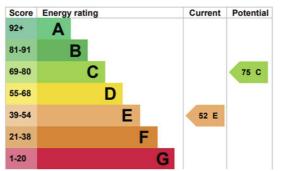






**Book a Viewing** 

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

















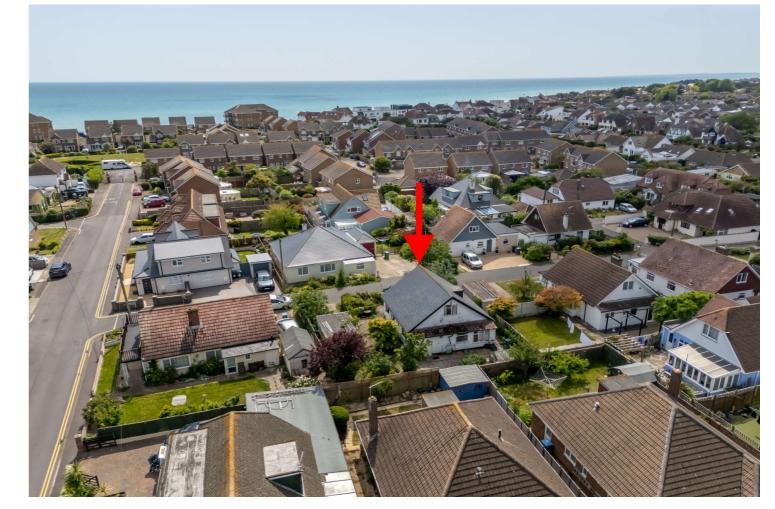


**Asking Price** £280,000 **Freehold** 

## 12 Tuscan Avenue, Bognor Regis, PO22 7TE

Clarkes

Estate Agents & Lettings Agents







01243 861344



## What the agent says... ", Material Information:

Located on a popular private estate in Middleton on Sea and just 500m (approx.) from the beach, is this 4 bedroom detached Bungalow. We have been advised that the Estate charges are £135 per annum. The property is of non standard construction (wooden framed) and will have an element of Asbestos, and is in need of refurbishment. (Mortgage lending will be severely limited and the property will suit cash buyers).

A new boiler was fitted in 2023. All other areas of the property will need updating, replacing, redecorating and repairing. The project is more than simple DIY and will suit those who are prepared to handle major projects.

Outside there is a separate garage with parking to the side plus a small frontage area and comfortable sized rear garden. Viewings are recommended for investors and project managers.

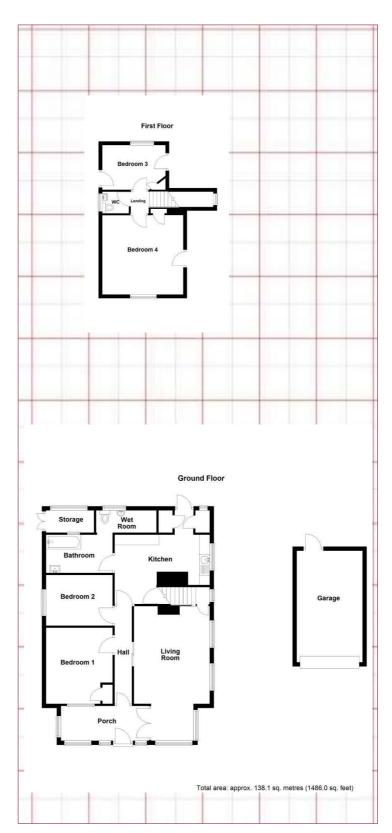
Council Tax: Arun District Council Band D Property Type: Purpose Built Property Construction: Non-Standard - wooden framed Electricity, Water, Drainage Supply: Mains Heating: Gas Fired Central Heating Parking: Garage

On 15/5/25 information from the Ofcom Website shows: Broadband **Availability** Max Down Max Up Standard 18 mbps 1.0 mbps Superfast 80 mbps 20 mbps Ultrafast Χ

| Mobile   | Indoor |        | Outdoor       |
|----------|--------|--------|---------------|
|          | Voice  | Data   | Voice Data    |
| EE       | Likely | Likely | Likely Likely |
| Three    | Likely | Likely | Likely Likely |
| O2       | Likely | Likely | Likely Likely |
| Vodafone | Likely | Likely | Likely Likely |

**Anti Money Laundering Checks.** This will be a check conducted by Verify, an independent third-party Company. The cost is £30 per person and is payable before a Memorandum of Sale is issued.

- Located on a Private Estate
- 500m (approx) from Beach
- Refurbishment project
- Non standard construction
- Garage and parking





## Accommodation

Porch - 4.27m x 1.63m (14'0" x 5'4

Hall - 0.83m x 4.73m (2'8" x 15'6")

Lounge - 3.68m x 4.68m (12'0" x 15'4") plus 1.81m Bay Window

**Kitchen** - 4.49m x 2.4m (14'8" x 7'10") widening to

**Downstairs Bathroom** - 3.18m x 1.83m (10'5" x 6'0") plus WC area 2.81m x 1.08

**WC** - 1.44m x 1.16m (4'8" x 3'9")

**Bedroom 1 (front)** - 3.2m x 3.67m (10'5" x 12'0")

Bedroom 2 (upstairs front) - 3.96m (at shoulder height) x 4.38m (12'11" x 14'4")

**Bedroom 3** - 3.2m x 2.45m (10'5" x 8'0")

Bedroom 4 - 3.14m x 2.51m (10'3" x 8'2")

Stairs/Landing (accessed via lounge) shallow/easy use stair case

Garage

