





### **Book a Viewing**

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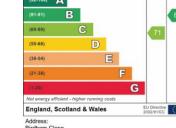








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# Clarkes Estate Agents & Lettings Agents

**Asking Price Of** £240,000 **Freehold** 

Birdham Close, Bognor Regis, PO21 5TD







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# What the agent says...

Located in a quiet no-through road this three bedroom property would make an ideal family home or buy-to-let investment. The house benefits from a complete renovation with a new kitchen and bathroom suite making it turn-key ready for an incoming purchaser. There is an abundance of parking in front of the property and a separate garage within a nearby compound.

The accommodation comprises an entrance hall with storage cupboard off, which has previously been used to house the washing machine. The kitchen is newly fitted in a modern style, with an integrated raised oven. The living room is particularly light with French-doors and windows overlooking the rear garden, and there is a further built-in under-stairs cupboard. To the first floor the landing leads to the three bedrooms. The two larger bedrooms both has fitted wardrobes and large windows, making this a light and airy house. Finally the bathroom was a modern white suite, with a heated towel rail and shower over bath.

Externally there is a front garden and driveway parking for two cars. To the rear the sunny garden faces south-west and has a decking area adjacent to the house and a rear gate for easy garden access.

There is a low maintenance lawn area and a hardstanding area to the rear of the garden which would be an ideal hardstanding to build a shed.

For potential landlords, we believe the property will help produce a strong yield and we would estimate the rental value at £1000 PCM. The property benefits from the recent refurbishment and has double-glazing and a new boiler as of December 2019. Viewings are highly recommended.



- 3 Bedroom House
- Driveway Parking
- Garage In Nearby Compound
- South West Facing Garden
- Fully Refurbished
- Investment Opportunity





## Accommodation

Living Room: 16' 2" x 15' 3" (4.95m x 4.65m)

Kitchen: 9' 11" x 6' 11" (3.03m x 2.11m)

Bedroom 1: 10' 6" x 9' 10" (3.22m x 3.00m)

Bedroom 2: 10' 5" x 8' 10" (3.19m x 2.71m)

Bedroom 3: 7' 6" x 7' 0" (2.29m x 2.14m)

Bathroom: 6' 0" x 4' 11" (1.84m x 1.52m)

Garden:

Garage:



