



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£240,000

Freehold

Birdham Close, Bognor Regis, PO21 5TD



Book a Viewing

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C	71	
(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			
Address: Birdham Close			

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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.



- 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:

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.

