



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

2 Station Road, Bognor Regis, West Sussex, PO21 1QE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Address: Fairholme Drive		

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Asking Price Of

£270,000

Freehold

Fairholme Drive, Yapton, BN18 0JH



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IMPORTANT NOTICE

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What the agent says... “,,

Located on a popular estate in the central area of Yapton is this 1970's family home which has been extended to the rear.

The accommodation is bright and airy in nature and comprises; a large lounge diner which is now open plan and benefits from the space that was formerly the kitchen. The extension to the rear creates the kitchen and has 'black-stone' worksurfaces. A porch to the front provides access to a recent and modern downstairs WC. The turning staircase case creates an extra large storage cupboard and upstairs are two double bedrooms, a single bedroom and a separate shower room and WC.

The property has double glazing, gas central heating and attractive features including a fireplace with wood burner. Outside, there is off road parking to the front and small rear garden.



- Three Bedrooms
- Semi-Detached House
- Large Lounge / Diner
- Fitted Kitchen
- Downstairs WC



Accommodation

- Porch: 5' 2" x 4' 1" (1.60m x 1.25m)
- Downstairs WC: 5' 11" x 2' 9" (1.82m x 0.84m)
- Lounge: 15' 6" x 21' 6" (4.74m x 6.56m)
- Dining Area: 8' 3" x 8' 8" (2.54m x 2.66m)
- Kitchen: 9' 9" x 10' 9" (2.99m x 3.30m)
- Bedroom 1: 9' 7" x 10' 4" (2.94m x 3.17m)
- Bedroom 2: 9' 4" x 10' 4" (2.85m x 3.15m)
- Bedroom 3: 8' 1" x 6' 4" (2.47m x 1.95m)
- Shower Room: 5' 0" x 8' 8" (1.54m x 2.66m)
- WC: 5' 4" x 2' 9" (1.63m x 0.86m)

