



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£240,000

Freehold

Gordon Avenue, Bognor Regis, PO22 9LG



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		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Gordon Avenue			



Follow us on  



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



- Mid Terraced Home
- Three Bedrooms
- Two Receptions
- Refurbishment Project
- Strong BTL Opportunity
- Vacant Possession



Accommodation

Lounge: 12' 0" x 12' 0" (3.66m x 3.66m)

Kitchen: 16' 11" x 7' 8" (5.180m x 2.36m)

Dining Area: 11' 8" x 9' 3" (3.58m x 2.84m)

Bedroom 1: 12' 11" x 9' 8" (3.96m x 2.95m)

Bedroom 2: 12' 0" x 9' 1" (3.66m x 2.79m)

Bedroom: 3' 8" 3" x 6' 5" (2.54m x 1.98m)

Bathroom

What the agent says... “”

Located in Gordon Avenue and lying approx 900 meters walk from Bognor Regis town centre is this 3 bedroom, 1930's mid terraced home. Delightfully presented with Mock Tudor styling to the front, the rest of the property is in need of some TLC, needing replacements to the kitchen, bathroom, décor and flooring. The property is suited to investors and those who are confident in their DIY skills.



The accommodation comprises an entrance hall, lounge, and separate dining room that adjoins to the kitchen via a breakfast bar. To the first floor there are two double bedrooms, one single bedroom and a family bathroom. Externally there is a small front garden, and a medium sized enclosed rear garden which has a patio and lawn area.



Highly recommended by us for investor landlords, you will need to act fast to acquire this, so call us right away!

