



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		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(<10) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Address: Westminster Drive		

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Asking Price Of

£400,000

Freehold

Westminster Drive, Bognor Regis, PO21 3RX



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What the agent says... “,,

This well presented three bedroom home is conveniently situated between the popular areas of Aldwick and West Meads. The bungalow offers generous living space and benefits from a sizable south-facing garden and garage with driveway parking in front.

The accommodation comprises an entrance hall, leading into the L-shaped sitting and dining room, with a kitchen off. The dining room features patio doors leading into the rear gardens and there is also an external side door in the kitchen. There are three bedrooms, currently two are laid out as double bedrooms with the third being used as a dressing room. Alternatively, the third bedroom would be a large single or it could make a good study. The bedrooms are served by a family shower room which has been updated in recent years with a white suite and large corner shower and towel rail. Finally there is an additional toilet in a separate cloakroom.

Externally, there is a front garden, laid to lawn and driveway parking for two vehicles in front of a gated side area, which leads to the garage. There is a patio area accessed from the dining

area suitable for a table and chairs. The south-facing garden is a real feature of the property being mainly laid to lawn. There is also a timber storage shed.

This property is situated in a quiet residential area which consists predominantly of other bungalows. It is being sold with no ongoing chain, which could make this a quick and stress free purchase. For more information or to arrange a viewing please call us on 01243 861344.



- **Detached Bungalow**
- **Three Bedrooms**
- **Driveway, Garage & Shed**
- **Shower Room & Separate Cloakroom**
- **South Facing Rear Garden**



Accommodation

Entrance Hall:

Sitting Room / Dining Room: 16' 6" x 22' 4" at widest points (5.03m x 6.83m)

Kitchen: 11' 5" x 8' 3" (3.48m x 2.53m)

Bedroom 1: 11' 10" x 10' 5" (3.63m x 3.18m)

Bedroom 2: 11' 3" x 8' 8" (3.44m x 2.65m)

Bedroom 3: 8' 1" x 7' 11" (2.47m x 2.43m)

Shower Room: 7' 10" x 5' 10" (2.40m x 1.78m)

WC: 5' 1" x 2' 6" (1.55m x 0.78m)

Garage: 17' 5" x 8' 5" (5.31m x 2.57m)

