



Book a Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
Address: Bramber Close		
EU Directive 2002/91/EC		



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£215,000

Freehold

Bramber Close, Bognor Regis, PO21 5PF



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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.



- Two Bedrooms
- Covered Parking Area
- Kitchen / Dining Room
- First Floor Sitting Room
- Family Bathroom
- Potential to Extend



Accommodation

Entrance Hall: 9' 1" x 6' 7" (2.77m x 2.01m)

Kitchen / Diner: 16' 0" x 10' 0" (4.88m x 3.05m)

Sitting Room: 15' 10" x 10' 0" (4.85m x 3.05m)

Bedroom 1: 16' 4" x 9' 3" (4.98m x 2.82m)

Bedroom 2: 16' 4" x 9' 1" (4.98m x 2.79m)

Bathroom:

Carport: 16' 0" x 15' 10" (4.88m x 4.83m)

What the agent says... “,, ...

This quirky two bedroom home features a covered parking area and an externally accessed store room. Situated in a quiet residential area, conveniently positioned for Westmeads shopping precinct and Nyewood Primary and Junior Schools. The Arena Sports Centre and The Regis Secondary School are also nearby. Whilst the property is presented in good decorative order, there is scope to enlarge and improve as required.

Many of the neighbouring properties have built a garage or a reception room into the covered parking area and there would be scope to similarly enlarge this property (subject to the necessary planning consent).

The accommodation comprises a spacious entrance hall with several storage cupboards and there is a large kitchen and dining room on the ground floor with French doors leading to the rear gardens. To the first floor the central hall leads to a light and airy sitting room, there are two double bedrooms and a family bathroom.

The attractive east-facing gardens are predominantly laid to lawn with a patio area at the rear of the house. There is a rear gate providing access straight into the garden from a footpath. Finally, there is a timber shed.

