



# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£350,000

Freehold

Brooks Lane, Bognor Regis, PO22 8DN



Book a Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Address: Brooks Lane		

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## What the agent says... “,,

This well presented three bedroom home is located in a quiet residential area surrounded by similar single storey properties. The area is conveniently situated between numerous shops and facilities, with good transport links into town or further afield. The bungalow offers generous living space and benefits from a sizable east-facing garden and garage with driveway parking in front.

The accommodation comprises an entrance hall leading into a generous sitting room, and a conservatory beyond overlooking the pretty rear gardens. There is a bedroom off the hall, which could be put to other uses such as a dining room, if required. The hall also leads to a fitted kitchen with a side access door. The principal bedroom is also of a good size and features particularly deep fitted wardrobes and there is a third bedroom with dual aspect windows. Finally the bathroom is generously proportioned and light and airy due to the two windows.

Externally the property has an attractive front lawn, a long driveway with space for several cars providing access into the garage. To the

rear the gardens have a patio to both sides, providing convenient seating areas throughout the day. The rear gardens are also mainly laid to lawn making it relatively low-maintenance. There is a lean-to greenhouse and a timber storage shed.

This property is being sold with no ongoing chain which could make this a stress free purchase. For more information or to arrange a viewing please call us on 012743 861344.



- Three Bedrooms
- Semi-Detached Bungalow
- Driveway, Garage & Shed
- Large Sitting Room
- Front & Rear Gardens
- No Ongoing Chain



## Accommodation

Sitting Room: 16' 1" x 13' 7" (4.92m x 4.16m)

Conservatory: 12' 6" x 9' 1" (3.82m x 2.77m)

Bedroom 2: 10' 2" x 9' 0" (3.10m x 2.75m)

Bedroom 1: 16' 2" x 10' 7" (4.93m x 3.24m)

Bedroom 3: 8' 6" x 8' 2" (2.60m x 2.49m)

Kitchen: 9' 10" x 8' 11" (3.00m x 2.73m)

Bathroom: 8' 5" x 5' 5" (2.57m x 1.66m)

Garage: 19' 1" x 9' 8" (5.83m x 2.95m)

