



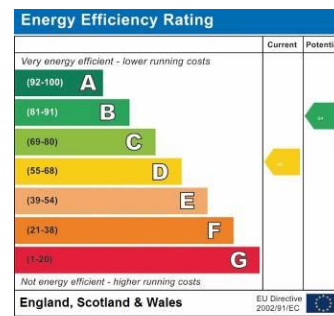
Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

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

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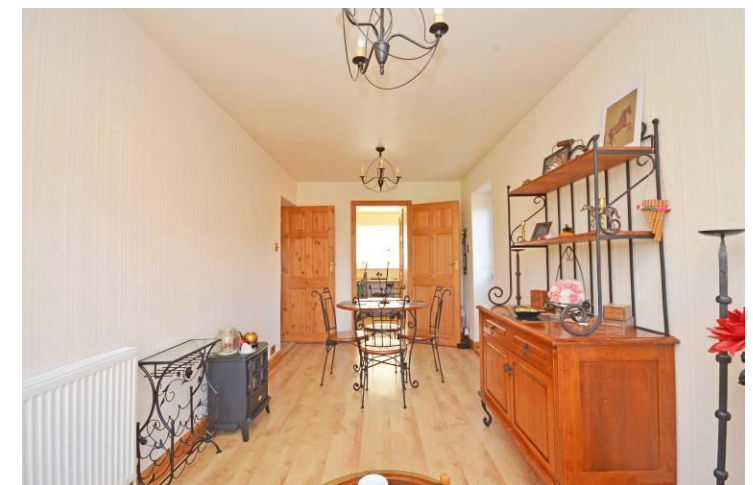
Estate Agents & Lettings Agents

Offers In Excess Of

£290,000

Freehold

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- **Four Bedrooms**
- **Semi-Detached Family Home**
- **Two Reception Rooms & Study**
- **Large Rear Garden**
- **Off Road Parking**
- **Village Location**



Accommodation

- Lounge: 13' 2" x 14' 11" (4.02m x 4.56m)
- Dining Room: 16' 10" x 7' 9" (5.15m x 2.38m)
- Kitchen: 12' 7" x 14' 11" at widest point (3.86m x 4.55m)
- Study: 9' 6" x 7' 10" (2.92m x 2.41m)
- Bedroom 1: 10' 1" x 14' 11" (3.09m x 4.57m)
- Bedroom 2: 12' 9" x 8' 5" (3.90m x 2.58m)
- Bedroom 3: 11' 3" x 7' 11" (3.45m x 2.42m)
- Bedroom 4: 12' 4" x 7' 11" (3.76m x 2.42m)
- Bathroom: 9' 9" x 6' 1" (2.98m x 1.86m)

What the agent says... “,,

Located in the heart of Yapton village is this spacious four bedroom semi-detached house, with plenty of parking on the front driveway and spacious rear garden, making it a fantastic family home.

The ground floor of the property offers a sizeable entrance hallway, large fitted kitchen with double ovens and integrated electric hob, lounge and separate dining room, both with French double doors opening onto the garden, a bright south facing study and WC. Upstairs the property benefits from a sizeable master bedroom, two double bedrooms with built-in wardrobes, one single bedroom and bathroom with fitted white bath suite and a shower.

The property boasts a large rear garden which has been laid to grass and patio for easy maintenance. There is also a west facing patio area to the side of the property which has been fenced off to create a separate space to enjoy the evening sun.

Positioned just a short walk away from the local shops, bus route and playing field and with excellent transport links to Chichester, Bognor and Worthing, this home has something to benefit everyone in the family.

