

# Clarkes

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Offers In Excess Of

£450,000

Freehold

Lethaby Road, Bognor Regis, PO21 5EJ



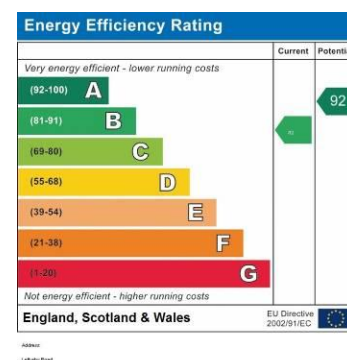
Book a Viewing

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- Modern Detached Home
- Three Double Bedrooms
- En-Suite Shower Room
- Dressing Room
- Kitchen/Dining Room
- Garage & Off Road Parking



## Accommodation

### Ground Floor

Hall / Stairs / Landing: 10' 4" x 11' 2" (3.15m x 3.42m)

Downstairs WC: 6' 3" x 3' 6" (1.93m x 1.09m)

Kitchen / Diner: 11' 5" x 22' 6" at widest point (3.49m x 6.88m)

Lounge: 12' 5" plus bay window x 19' 5" at widest point (3.79m x 5.92m)

### First Floor

Stairs / Landing 6' 1" x 12' 7" (1.87m x 3.85m)

Main Bedroom: 11' 1" x 9' 10" (3.39m x 3.00m)

Dressing Room: 10' 4" x 5' 9" (3.15m x 1.77m)

Ensuite: 7' 10" x 5' 2" (2.39m x 1.59m)

Bedroom 2: 9' 7" x 11' 11" (2.94m x 3.64m)

Bedroom 3: 9' 0" x 12' 5" (2.75m x 3.80m)

Bathroom: 12' 4" at widest point x 5' 11" (3.78m x 1.81m)

Rear Garden: 34' 8" x 30' 5" at widest point (10.57m x 9.29m)

## What the agent says... “ ”

Offered for sale with no forward chain is this delightfully modern and stylish three bedroom detached home presented in outstanding condition close to shops and a primary school.

The accommodation comprises entrance hall, downstairs WC, utility cupboard, under stairs storage cupboard, open plan kitchen/diner and lounge. Upstairs is a galleried landing with turning staircase, airing cupboard and storage cupboard, main bedroom with a large dressing room and en-suite shower, two further double bedrooms and the family bathroom.

Constructed by Berkeley Homes in 2018, the property is filled with many finishing touches which include ornate doors, wooden 'tilt' shutters to the main windows, beautifully presented sanitary ware, the lounge with a tastefully fitted storage/wall unit, modern kitchen and even utility units installed in the garage. There is close boarded fencing to the garden, a large patio and astro turfing.

The property is one of only a few homes constructed in this style on the estate, is located on a corner plot and unusually benefits from two off road parking spaces.

This is one of the best examples of homes on a modern estate that we have seen and viewings are strongly recommended.

