



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£350,000

Freehold

Longford Road, Bognor Regis, PO21 1AB



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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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.

Service you deserve. People you trust.

01243 861344



- Three Bedrooms
- Mid Terrace House
- Spacious Accommodation
- Separate Dining Room
- Enclosed Rear Garden
- Close to Town Centre



Accommodation

- Lounge: 16' 0" x 12' 3" (4.90m x 3.75m)
- Dining Room: 13' 10" x 9' 11" (4.22m x 3.04m)
- Kitchen: 10' 3" x 8' 9" (3.14m x 2.68m)
- Bedroom 1: 12' 1" x 12' 3" (3.69m x 3.75m)
- Bedroom 2: 13' 9" x 10' 11" (4.21m x 3.34m)
- Bedroom 3: 7' 9" x 6' 5" (2.37m x 1.97m)
- Bathroom: 7' 9" x 7' 3" (2.37m x 2.21m)

What the agent says... “,”

This 3 bedroom mid terrace home is located in the popular area of Bognor Regis and is just moments away from the town and train station. The property is offered for sale with no forward chain and tenants in situ, making a ready made investment.



Internally, the property offers an entrance hallway, lounge, kitchen and separate dining room. The kitchen looks out onto the garden, is fitted with built in oven and hob and there is plenty of space for other appliances. Upstairs there are 2 double bedrooms with traditional style fireplaces, a smaller third bedroom and a bathroom fitted with a 3 piece white suite. The property is neutrally decorated in white throughout.



Externally the property benefits from fully enclosed front and rear gardens.

The tenants have been in situ since 2017 and wish to remain in the property. The property is currently achieving a rent of £1,225pcm.

Viewings are highly recommended to appreciate all that the property has to offer.

