

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£350,000

Freehold

Essex Road, Bognor Regis, PO21 2BY



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

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

<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	
EU Directive 2002/91/EC	



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.

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What the agent says... “”

Located in the popular area of Bognor Regis is this 3 double bedroom mid terrace home which is offered for sale with no forward chain and tenants in situ.

The property is an excellent size offering living room, dining room and neutrally decorated kitchen looking out onto the garden. Upstairs there are 3 double bedrooms and a spacious family bathroom. The master bedroom is bright and spacious and is fitted with a built in cupboard and bed unit.

Externally there is a long rear garden which has been laid to patio for easy maintenance.

The property has been maintained by the tenants who wish to stay in residence. Landlords should expect to achieve rent of £1,100pcm.

The property is conveniently located just under 1 mile from Bognor Regis town centre and train station making it perfect for a young family or commuters. Other transport links are available close by along with local takeaways and convenience stores.

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



- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Large Garden
- No Forward Chain
- Investment Opportunity



Accommodation

Living Room 14' 2" x 10' 11" (4.34m x 3.35m)

Dining Room 14' 2" x 11' 3" (4.33m x 3.45m)

Kitchen 10' 5" x 7' 11" (3.19m x 2.43m)

WC 2' 6" x 4' 7" (0.78m x 1.41m)

Bedroom 1 14' 1" x 12' 0" (4.31m x 3.68m)

Bedroom 2 9' 1" x 9' 1" (2.78m x 2.79m)

Bedroom 3 8' 0" x 9' 9" (2.45m x 2.99m)

Shower Room 9' 2" x 4' 8" (2.81m x 1.44m)

