

Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£425,000

Freehold

Hook Lane, Bognor Regis, PO22 8AR



Book a Viewing

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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			



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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.

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01243 861344



- 4 Bedroom Detached House
- South Facing Lounge
- Kitchen & Dining Room
- Downstairs WC
- 2 Bathrooms
- Garage & Off Road Parking



Accommodation

Ground Floor

- Lounge: 15' 3" x 15' 1" (4.66m x 4.60m)
- Kitchen: 9' 3" x 18' 0" (2.82m x 5.50m)
- Dining Room: 9' 3" x 15' 0" (2.82m x 4.59m)
- WC: 4' 2" x 4' 9" (1.29m x 1.47m)
- Integral Garage: 16' 4" x 8' 9" (4.99m x 2.67m)

First Floor

- Bedroom 1: 9' 3" x 12' 4" (2.82m x 3.76m)
- Dressing Room: 9' 3" x 5' 9" (2.82m x 1.77m)
- Ensuite: 5' 10" x 9' 2" (1.79m x 2.81m)
- Bedroom 2: 12' 2" x 13' 3" (3.73m x 4.06m)
- Bedroom 3: 12' 4" x 12' 2" (3.77m x 3.73m)
- Bedroom 4: 7' 5" x 11' 5" (2.27m x 3.49m)
- Bathroom: 5' 10" x 10' 3" (1.80m x 3.13m)



What the agent says... “”

This well cared for four bedroom property is located in the popular Glenwood Estate. The area is conveniently located close to local shops and Bognor Regis town centre, with great transport links around the local area and further afield to Chichester and Worthing.

The property boasts a sunny lounge with South facing bay window, WC, integral garage with electric door, kitchen and separate dining room. The kitchen offers plenty of room and includes an integrated double oven, fitted hob, under cupboard lighting and spaces for appliances.

Upstairs the accommodation comprises of master bedroom with en-suite and dressing area, two large double bedrooms, one good sized single bedroom and a family bathroom with a separate shower and bath. The property has been well cared for over the years and is neutrally decorated throughout.

Externally there is a driveway with parking for three cars and a South facing front garden which has been laid with gravel for easy maintenance.

In our view the property has plenty of space for a family and may even be suitable as a house of multiple occupancy or student let due to its close proximity to the University (subject to licensing). The owner informs us that there is also potential to extend into the loft space and convert the garage into another room for extra space inside.

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

