











Book a Viewing

01243 861344

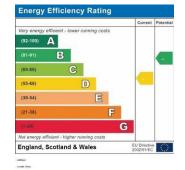
Bognor@ClarkesEstates.co.uk 2 Station Road, Bognor Regis, West Sussex, PO21 1QE http://www.clarkesestates.co.uk

















Asking Price Of £450,000 **Freehold**

Lovells Close, Nyetimber, Bognor Regis, PO21 3HY

Clarkes

Estate Agents & Lettings Agents







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... "19

This detached bungalow is situated in a sought-after cul-du-sac across the road from the Aldwick Bay Estate. This three bedroom property would be ideal for downsizers looking for a peaceful area with amenities nearby. The nearest bus stop for the 600 is in nearby Nyetimber Lane.

The accommodation comprises an entrance hall with a large double storage cupboard, leading through to the main living space. There is a substantial L-shaped sitting and dining room with a door to the inner hall. From here, access is provided to the kitchen, the three bedrooms, airing cupboard, bathroom and separate cloakroom. The bedrooms are all of a good size, the first of which has several built in wardrobes, a second has sliding patio doors leading to the garden. Finally, the principal bedroom has a built in wardrobe and a door leading to the conservatory, which also overlooks the rear garden.

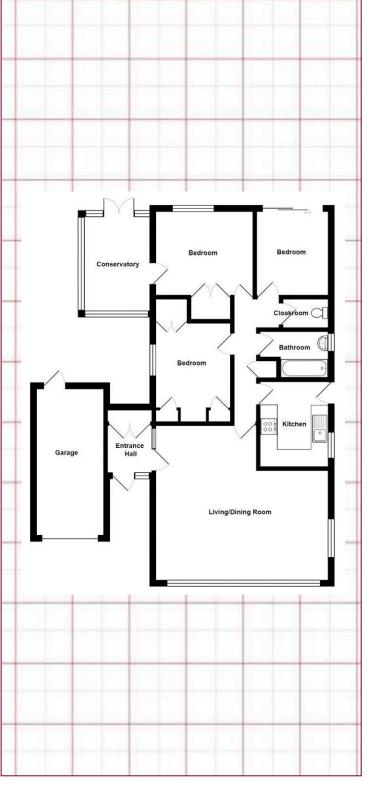
Externally, the property is set back from the road by the front garden and there is a garage and driveway providing ample parking. To the rear, there is a patio running the width of the property with the generous garden mainly laid to lawn.

The property is being sold with no chain and viewings are highly recommended.





- Detached Bungalow
- Three Double Bedrooms
- Living/Dining Room
- Conservatory
- Separate Cloakroom
- Garage & Driveway Parking





Accommodation

Entrance Hall

Living Room / Dining Room 20' 4" x 18' 2" (6.2m x 5.55m) reducing to 12' 10" (3.92m)

Kitchen 10' 0" x 8' 0" (3.06m x 2.45m)

Bedroom 1 11'8" x 9' 9" (3.57m x 2.99m)

Conservatory 11' 0" x 7' 7" (3.37 m x 2.33 m)

Bedroom 2 11' 7" x 8' 8" (3.55m x 2.66m)

Bedroom 3 9' 10" x 8' 3" (3m x 2.53m)

Shower Room 8' 0" x 5' 5" (2.46m x 1.66m)

WC

Garage 17' 3" x 8' 3" (5.27 m x 2.53 m)

Council Tax Band: E

