

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£450,000

Freehold

**Lovells Close, Nyetimber, Bognor Regis, PO21 3HY**



**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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**01243 861344**



## What the agent says... “”

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" (3.37m x 2.33m)

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" (5.27m x 2.53m)

Council Tax Band: E

