



# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£315,000

Freehold

Sandymount Close, Bognor Regis, PO22 9EL



Book a Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(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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- Semi-detached bungalow
- Two bedrooms
- Large sitting room
- Conservatory
- Fitted kitchen
- Garage & Off Road Parking



## Accommodation

Hallway

Sitting Room: 16' 11" x 11' 4" (5.17m x 3.47m)

Conservatory: 10' 2" x 10' 2" (3.10m x 3.11m)

Kitchen: 9' 4" x 8' 9" (2.85m x 2.68m)

Bedroom 1: 12' 11" x 10' 11" (3.94m x 3.34m)

Bedroom 2: 10' 0" x 8' 10" (3.05m x 2.71m)

Bathroom: 5' 10" x 5' 5" (1.79m x 1.67m)

Garage

Council Tax Band: C

## What the agent says... “”

This semi-detached bungalow is located in a quiet cul-de-sac conveniently close to local shops, a pharmacy and bus stops. The property is being sold with vacant possession which could make this a quick and easy move for an incoming buyer.

The accommodation comprises storm porch leading into the entrance hall, there is a large sitting room with sliding doors leading to the conservatory, the kitchen has a range of floor and wall mounted units and has a dual aspect making this a light and airy room. There are two bedrooms, with the largest having a range of fitted wardrobes and finally there is a bathroom with a shower over the bath.

Externally, the property has a low maintenance paved front garden and a long driveway in front of the garage providing plenty of parking. To the rear the garden is a lovely size with a central lawn area and a paved area for seating towards the back, to take advantage of the evening sun.

In our opinion this property could benefit from some modernisation and there is potential to add value to this home. Viewings are highly recommended to appreciate all this chain free bungalow has to offer.

