



Clarkes

Estate Agents & Lettings Agents

Guide Price Of
£375,000 to £400,000

Freehold

Highcroft Crescent, Bognor Regis, PO22 8DH



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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What the agent says... “”

This unassuming chalet bungalow is surprisingly spacious, having been extended to offer four bedrooms and a loft room. It is located in a quiet residential area with a local parade of shops nearby. Further amenities and supermarkets are a short distance away.

The accommodation comprises an entrance hall, leading to a large living and dining room with patio doors overlooking the rear garden. The kitchen also has a rear access and benefits from an extension. There are three bedrooms on the ground floor, two of which are good sized doubles and the last is currently being utilised as a study/office. These are served by a family bathroom, with a shower over the bath. To the first floor the landing leads to a generous double bedroom and a useful loft room, and there is a large cloakroom.

Externally, the property has an attractive and screened front garden and there is parking for several vehicles to the front and side. To the rear there is an unusually large garden as a previous owner had purchased additional land at the back of the garden. This large space is

predominately a blank canvass and would be perfect for a keen gardener or a growing family. Finally, there is a purpose built garage, a timber shed and summer house in the garden.

This home offers flexible accommodation which could be suitable for a number uses. A viewing is highly recommended to appreciate the accommodation on offer.



- Semi-Detached Bungalow
- 4 Bedrooms & Loft Room
- Spacious Living/Dining Room
- Extended Kitchen
- Garage & Off Road Parking
- Large Rear Garden



Accommodation

Ground Floor

Hall: 10' 2" x 4' 1" (3.12m x 1.26m) x 10' 2" x 1' 11" (3.12m x 0.59m) - L-Shaped
 Lounge / Diner: 30' 8" x 12' 4" at widest point (9.35m x 3.77m)
 Kitchen: 18' 6" x 8' 3" at widest point (5.65m x 2.52m)
 Bedroom 1: 16' 9" x 9' 4" (5.13m x 2.87m)
 Bedroom 2: 11' 5" x 10' 10" at widest point (3.49m x 3.32m)
 Bedroom 4: 8' 9" x 7' 5" (2.69m x 2.27m)
 Bathroom: 8' 3" x 7' 3" (2.54m x 2.23m)

First Floor

Bedroom 3: 11' 2" x 11' 0" (3.42m x 3.37m)
 Loft Room: 11' 6" x 7' 3" (3.53m x 2.22m)
 Cloakroom: 7' 2" x 4' 5" (2.20m x 1.37m)

Council Tax Band: E

