



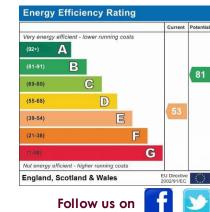




## **Book a Viewing**

01243 861344 Bognor@ClarkesEstates.co.uk 2 Station Road, Bognor Regis, West Sussex, PO21 1QE http://www.clarkesestates.co.uk





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## Crescent Road, Bognor Regis, PO21 1QG





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# **Asking Price Of** £350,000 Freehold



## 01243 861344



## What the agent says... ",,

Located in the town centre itself, just a 30 second walk to the shops, is this 1930's semidetached home which was previously used as a HMO (with a licence).

The ground floor accommodation comprises entrance hall, lounge, dining room, kitchen, lean-to with storage cupboard and downstairs WC. Upstairs are 3 double bedrooms and a shower room.

The property is habitable, but in our view is tired in its presentation and would benefit from a general program of redecoration and refurbishment, and is suited to those who have both the experience and cash reserves to take on a project.

Outside the property is enclosed by a wall to the front and side (both of which need attention) creating a small privacy barrier from the street. To the rear is a hardstanding area of approximately 4.52m x 4.41m which historically has been used as parking for one vehicle.





- Three Bedrooms
- Semi-Detached Home
- Town Centre Location
- Two Reception Rooms
- Rear Courtyard/Parking
- Work Required

