

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£350,000

Freehold

Crescent Road, Bognor Regis, PO21 1QG



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		53	81

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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01243 861344



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



Accommodation

Lounge: 11' 11" x 11' 3" (3.65m x 3.43m)

Dining Room: 11' 10" x 11' 3" (3.62m x 3.43m)

Kitchen: 9' 11" x 15' 10" (3.03m x 4.85m)

Lean-to/Storage Cupboard: 2' 5" x 9' 11" (0.75m x 3.03m)

Stairs/Hall/Landing: 9' 10" x 4' 11" (3.01m x 1.52m)

Bedroom 1: 14' 7" x 11' 11" (4.45m x 3.65m)

Bedroom 2: 8' 4" x 11' 10" (2.55m x 3.62m)

Shower Room: 9' 0" x 6' 0" (2.76m x 1.84m)

Bedroom 3: 9' 10" x 6' 2" (3.02m x 1.90m)

Rear Courtyard/Parking Space: 14' 9" x 14' 5" (4.52m x 4.41m)

Council Tax Band: C

What the agent says... “”

Located in the town centre itself, just a 30 second walk to the shops, is this 1930's semi-detached 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.

