

Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£450,000

Freehold

Oak Tree Lane, Woodgate PO20 3GU



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			
		67	78

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



- Detached family home
- Main bedroom with en-suite
- 3 additional double bedrooms
- 2 reception rooms
- Kitchen/breakfast room
- Conservatory



Accommodation

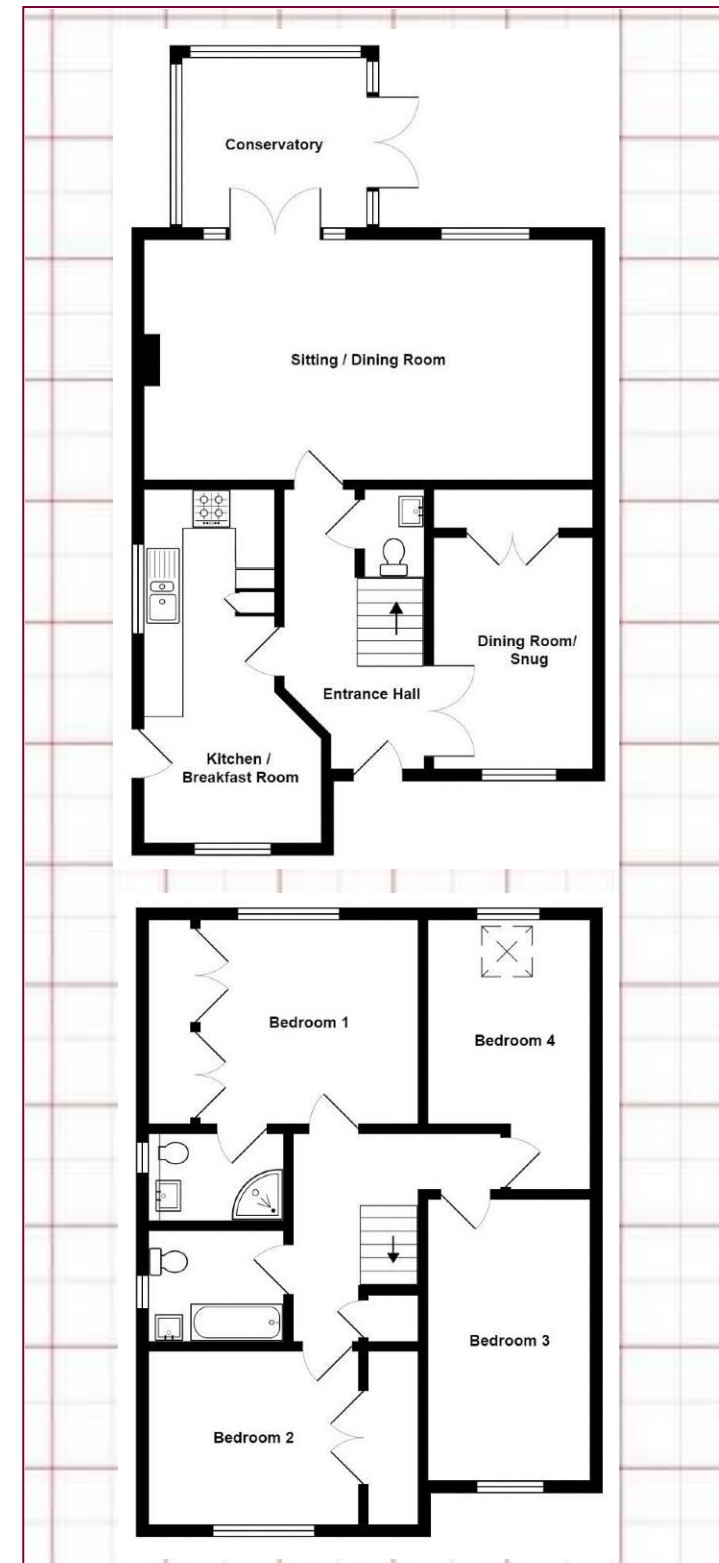
Ground Floor

Entrance Hall:
 Kitchen / Breakfast Room: 18' 2" x 9' 1" (5.54m x 2.77m)
 Dining Room / Snug: 12' 9" x 8' 2" (3.89m x 2.49m)
 Sitting Room / Dining Room: 23' 1" x 12' 4" (7.04m x 3.76m)
 Conservatory: 9' 6" x 9' 1" (2.90m x 2.77m)
 Cloakroom

First Floor

Bedroom 1: 13' 8" x 10' 4" (4.17m x 3.15m)
 Ensuite
 Bedroom 2: 13' 10" x 8' 9" (4.22m x 2.67m)
 Bedroom 3: 14' 2" x 8' 2" (4.34m x 2.49m)
 Bedroom 4: 13' 8" x 8' 3" (4.17m x 2.54m)
 Bathroom

Council Tax Band: E



What the agent says... “,”

This immaculately presented detached family home is situated in a desirable and quiet private estate. The property benefits from double-glazed windows providing additional sound and heat insulation. Located within the catchment for nearby sought-after schools, Aldingbourne Primary and Ormiston Six Villages Academy make this home ideal for families.

The accommodation comprises an airy entrance hall, with an under-stairs cloakroom, the large kitchen and breakfast room to one side and the separate dining room to the other. There is a generous living room running the width of the property and a modern conservatory overlooking the charming rear garden. To the first floor, the landing leads to the four bedrooms and family bathroom. The principal bedroom benefits from an en-suite shower room and fitted wardrobes.

The living space is quite versatile with the ground floor reception room which could easily be used as a 5th bedroom or second living room.

Externally, the property offers an attractive front garden with a block laid driveway providing parking for several vehicles.

To the rear, the low-maintenance garden has been landscaped to provide several seating areas bordered by well established colourful flowerbeds and there is a useful shed.

The sellers have secured a chain free property to purchase and would be able to move quickly if desired. We would highly recommend a viewing to fully appreciate all this spacious home has to offer.

