

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£525,000

Freehold

Marshall Avenue, Bognor Regis, PO21 2TJ



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

2 Station Road, Bognor Regis, West Sussex, PO21 1QE

<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	71	73
(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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What the agent says... “”

Marshall Avenue is a sought-after location within easy walking distance to the beach and town centre, local shops, amenities and transport links. This handsome double fronted property has been improved and extended to the rear and side creating a larger kitchen with open plan living space, whilst retaining multiple separate reception rooms.

The accommodation comprises a spacious central entrance hall, with a substantial living room with bay window, and a second front-facing reception room. There is also a family room, opening up into a breakfast room with the kitchen to one side. There is a downstairs shower room accessed via a side hallway and a useful utility space. To the first floor the landing leads to the four double bedrooms and a family bathroom with a separate shower and corner bath.

Externally, the front of the property is well screened by mature shrubbery and there is off street parking for a couple of vehicles. To the rear, the original garage has been converted for use as a workshop and there is a summerhouse/office and a further garden shed

and greenhouse. The garden is attractively landscaped with a combination of lawn and hardstanding areas, some mature greenery and a raised bed.

Overall, this is a beautiful, detached family home built circa 1930 and it retains many features of homes from the era; large rooms, tall ceilings, flexible accommodation and a generous south-west facing plot. We anticipate this property being popular and would recommend booking in an early viewing.



- **Detached Family Home**
- **Family Room/Breakfast Room/Kitchen**
- **Four Double Bedrooms**
- **Workshop & Outbuildings**
- **Sought After Location**



Accommodation

Ground Floor

Entrance Hall: 10' 11" x 7' 11" (3.34m x 2.42m)
 Sitting Room: 16' 9" x 10' 11" (5.11m x 3.33m)
 Living Room / Dining Room: 12' 10" x 10' 10" (3.93m x 3.32m)
 Family Room: 12' 5" x 11' 5" (3.79m x 3.50m)
 Breakfast Area: 9' 6" x 6' 3" (2.92m x 1.92m)
 Kitchen: 15' 8" x 7' 10" (4.79m x 2.40m)
 Utility Room: 9' 0" x 6' 2" (2.75m x 1.89m)
 Shower Room: 6' 3" x 3' 11" (1.91m x 1.20m)
 Rear Porch: 9' 10" x 3' 6" (3.02m x 1.07m)

First Floor

Landing: 10' 11" x 8' 1" (3.34m x 2.47m)
 Bathroom: 10' 10" x 8' 2" (3.31m x 2.51m)
 Bedroom 1: 11' 11" x 10' 11" (3.65m x 3.35m)
 Bedroom 2: 11' 0" x 10' 11" (3.37m x 3.34m)
 Bedroom 3: 12' 5" x 11' 5" (3.79m x 3.50m)
 Bedroom 4: 11' 0" x 8' 11" (3.36m x 2.74m)

Council Tax Band: F

