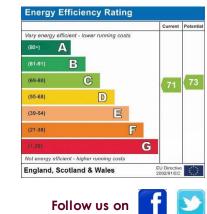




## **Book a Viewing**

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





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## Marshall Avenue, Bognor Regis, PO21 2TJ





Service you deserve. People you trust.

# **Asking Price Of** £525,000 Freehold

## 01243 861344



# 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 frontfacing 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 southwest 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)

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Council Tax Band: F