

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£390,000

Freehold

Aldwick Road, Bognor Regis, PO21 2LN



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		79
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



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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.

Service you deserve. People you trust.

01243 861344



- Spacious Semi-Detached Home
- Four Bedrooms
- Three Reception Rooms
- Short Walk to Seafront Promenade
- Rear Courtyard/Parking Area



Accommodation

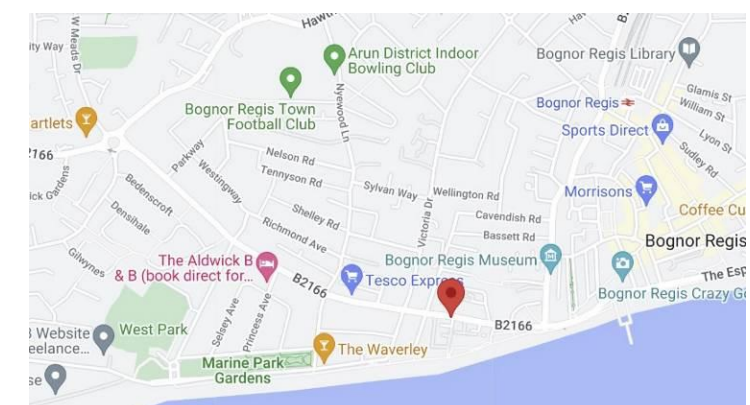
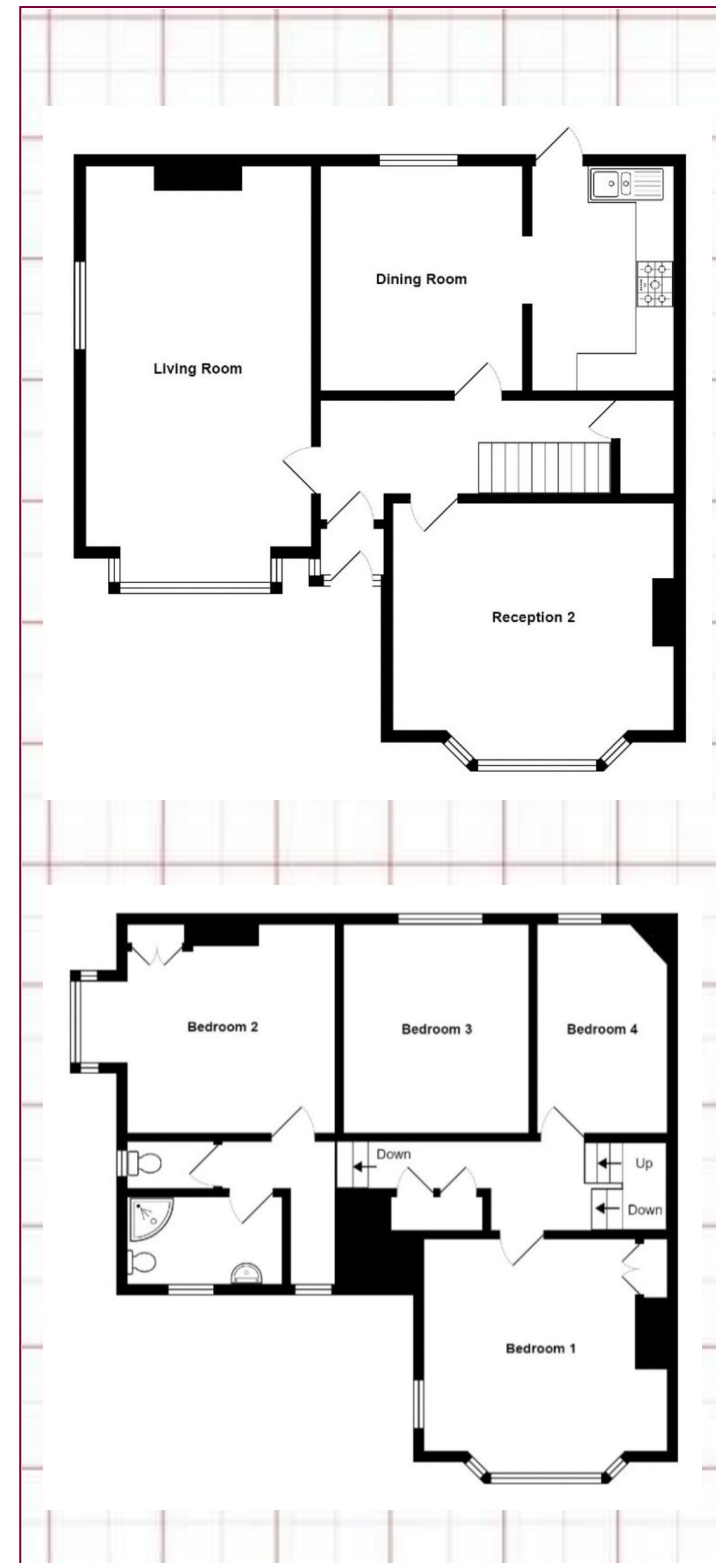
Ground Floor

Porch: 3' 7" x 3' 3" (1.1m x 1.0m)
 Living Room: 20' 4" plus bay window x 12' 0" (6.20m x 3.66m)
 Dining Room: 12' 0" x 10' 8" (3.67m x 3.27m)
 Kitchen: 12' 0" x 7' 6" (3.67m x 2.29m)
 Reception 2: 14' 0" x 12' 1" plus bay window (4.27m x 3.70m)

First Floor

Hall / Stairs / Landing: 18' 6" x 5' 0" (5.65m x 1.53m)
 Bedroom 1: 14' 0" x 12' 2" (4.28m x 3.71m)
 Bedroom 2: 11' 11" x 11' 10" (3.65m x 3.61m)
 Bedroom 3: 12' 0" x 10' 8" (3.66m x 3.26m)
 Bedroom 4: 12' 0" x 7' 5" (3.66m x 2.28m)
 Shower Room: 8' 10" x 4' 11" (2.70m x 1.51m)
 WC: 4' 11" x 2' 2" (1.52m x 0.67m)

Council Tax Band: E



What the agent says... “,”

Located in Aldwick Road, it took us 1 minute, 10 seconds to walk from garden/parking area to the seafront promenade. The property is a 4 bedroom, 3 reception semi-detached home with gigantic rooms and the tall ceilings that homes of this era are known for.

The property is set back, lifted and separated from the road by a front garden and side flint wall, and to the rear is a courtyard style garden/parking area that is laid out to shingle and enclosed by walls. It is situated in a conservation area with other attractive properties nearby.

The accommodation has historically been used as a HMO room, let and qualified for an HMO licence approximately 5 years ago. The property is tired and would benefit from a programme of general refurbishment and redecoration before being re-let.

We think the property works for family use, however, no layout adjustments are required for HMO occupation and we observe that the investment proposition has more merit.

