

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£325,000

Freehold

Highcroft Crescent, Bognor Regis, PO22 8DT



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		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



Follow us on

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



- Semi-Detached Bungalow
- Three Bedrooms
- Large Living Room
- Front & Rear Gardens
- Driveway & Garage
- No Ongoing Chain



Accommodation

Hallway

Living Room: 21' 7" x 12' 6" (6.59m x 3.82m)

Conservatory: 12' 2" x 5' 8" (3.72m x 1.75m)

Kitchen: 10' 6" x 8' 3" (3.21m x 2.52m)

Shower Room: 8' 2" x 4' 4" (2.50m x 1.34m)

Cloakroom: 4' 3" x 2' 5" (1.31m x 0.75m)

Bedroom 1: 17' 3" x 9' 5" (5.26m x 2.89m)

Bedroom 2: 10' 10" x 9' 5" (3.32m x 2.88m)

Bedroom 3: 8' 9" x 7' 5" (2.68m x 2.28m)

Council Tax Band: C

What the agent says... “,”

This desirable three bedroom home is located in a quiet residential area surrounded by similar single storey properties. The area is conveniently situated between numerous shops and facilities, with good transport links into town or further afield. The bungalow offers generous living space and benefits from an attractive south-facing garden and garage with driveway parking in front.

The accommodation comprises an entrance hall, leading into a generous sitting room, and a conservatory beyond, overlooking the pretty rear gardens. There is a fitted kitchen with a rear access door. The three bedrooms are towards the other side of the property, with two good size doubles and a third single bedroom/ study. There is a shower room with a toilet and basin and a separate cloakroom.

Externally, the property has an attractive front lawn, a long driveway with space for several cars providing access into the garage.

To the rear the mature garden has a patio and lawn area, bordered by colourful beds. There is a lovely pond and the garage has a rear workshop section which has a side door, accessed via the garden.

This property is being sold with no ongoing chain, which could make this a stress free purchase. For more information or to arrange a viewing please call us on 012743 861344.

