

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£300,000

Freehold

Lodsworth Road, Rose Green, Bognor Regis, PO21 3PG



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		85
(69-80)	C	73	
(55-68)	D		
(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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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



- Mid-Terraced Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Conservatory
- Garage



What the agent says... “”

This three bedroom family home in a quiet residential road with front and rear gardens, benefits from a garage in a nearby block, and is available with no ongoing chain.

The property is situated within a short walk to a variety of amenities at Nyetimber and Rose Green village including convenience stores, and local shops and bus links. Avisford Park is also within easy reach and Bognor Regis town centre is around 3 miles away. The Cathedral City of Chichester is approximately six miles and the A27 provides easy access across the coast to Brighton to the East and Southampton to the West.

The accommodation comprises a porch leading into the entrance hall, a generous sitting room, kitchen and breakfast room with a stable door leading to the conservatory, which is currently utilised as a dining room. To the first floor the landing leads to two good sized double bedrooms, both of which have built-in wardrobes and there is a third single room or study. These are served by a family bathroom.

Externally, the attractive front and rear gardens have been planted with mature shrubs and palm trees. There is a recently built and sturdy garden shed.

In our opinion there is scope for an incoming purchaser to put their own stamp on the property, but it appears to have been well maintained and any changes are likely to be superficial in nature. Viewings are highly recommended to appreciate all this property has to offer.



Accommodation

Porch: 5' 1" x 4' 11" (1.56m x 1.52m)

Hall: 4' 10" x 4' 9" (1.48m x 1.47m)

Sitting Room: 16' 3" x 12' 9" (4.97m x 3.91m)

Kitchen / Breakfast Room: 16' 2" x 7' 0" (4.95m x 2.15m)

Conservatory: 9' 7" x 9' 0" (2.93m x 2.75m)

Landing: 8' 7" x 7' 0" (2.62m x 2.14m)

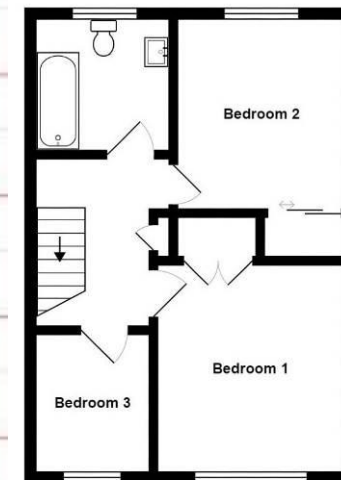
Bedroom 1: 11' 0" x 9' 10" (3.36m x 3.00m)

Bedroom 2: 10' 1" x 8' 9" (3.08m x 2.69m)

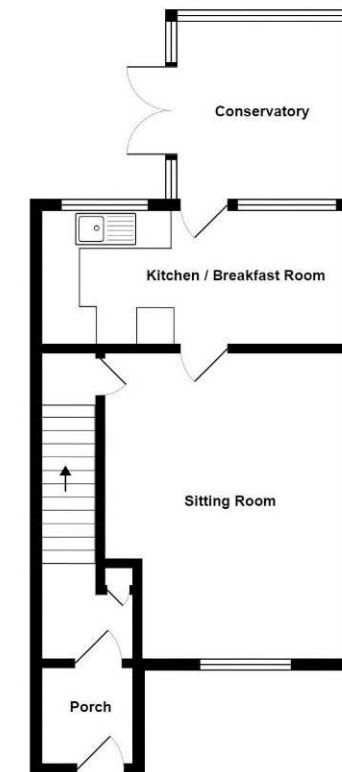
Bedroom 3: 7' 3" x 6' 0" (2.23m x 1.83m)

Bathroom: 6' 11" x 6' 11" (2.12m x 2.12m)

Council Tax Band: C



Total Area: 37.0 m² ... 398 ft²
All measurements are approximate and for display purposes only



Total Area: 46.9 m² ... 505 ft²
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Floorplans Created by Clarkes Estates 01243 861344

