



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£375,000

Freehold

Chichester Road, Bognor Regis, PO21 5EB



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		70
(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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 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



- Requiring Some Refurbishment
- Modern Open Plan Kitchen & Dining Room
- Character Features
- South-Westerly Garden
- Garage & Driveway



Accommodation

- Hallway: 11' 10" x 6' 5" (3.63m x 1.96m)
- Sitting Room: 14' 6" x 11' 6" (4.43m x 3.53m)
- Kitchen / Dining Room: 17' 10" x 10' 6" (5.46m x 3.22m)
- Bedroom 1: 12' 2" x 11' 11" (3.71m x 3.64m)
- Bedroom 2: 15' 2" x 10' 6" (4.63m x 3.22m)
- Bedroom 3: 8' 11" x 7' 6" (2.72m x 2.30m)
- Bathroom: 7' 4" x 5' 11" (2.26m x 1.82m)
- Garage
- Council Tax Band: C

What the agent says... “,”

This attractive family home, built circa 1930's benefits from off street parking and a charming south-west facing garden. The property has had a lovely kitchen installed recently, but it will require modernisation in other areas, including the bathroom. Situated on Chichester Road and a short drive to the town centre and seafront. Bognor Regis offers a mainline station, cinema, theatre, high-street shops, supermarkets, schools, leisure centres and parks.

and is well positioned to catch the sun throughout the day. There is a garage adjacent to the house with a long driveway in front and a brick outbuilding/shed.

This property would be ideal for a family interested in renovating a property to their own taste and adding some value in the process. Viewings are highly recommended.

The accommodation comprises a covered storm porch, leading into the hallway, a sitting room with bay window and fireplace and the modern kitchen and dining room, with French doors leading to the rear gardens. To the first floor, the landing leads to two generous double bedrooms and a third smaller bedroom. These are served by the family bathroom.



Externally, there are front and rear gardens. The back garden is a particularly good size

