











Book a Viewing

01243 861344

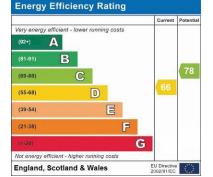
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Asking Price Of £460,000 **Freehold**

Devonshire Road, Bognor Regis, PO21 2SX







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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.



What the agent says... "11

This handsome family home is located in a peaceful residential area within easy walking distance to the beach and town centre, local shops, amenities and transport links.

The accommodation comprises an entrance hall, generous sitting room with an attractive boxed bay window and French Doors leading into the garden. A breakfast room leads through to the fitted kitchen and there is a separate large dining room.

To the first floor, all four bedrooms have built in storage or wardrobes. The principal bedroom is a particularly good size and has an en-suite shower room. There are two further doubles and a smaller fourth bedroom. These are served by the family bathroom and a separate cloakroom.

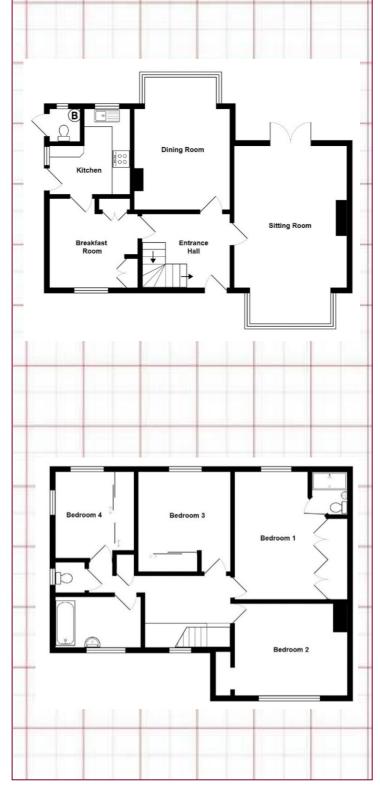
Externally, the front garden is laid to lawn and there is a gated driveway in front of the garage to the side of the house. There is also an externally accessed gardener's

toilet which houses the boiler. The substantial rear garden faces south-east and boasts a patio, gravel area as well as a timber deck to help find a sunny spot throughout the day, with the central areas laid to lawn. Storage is provided by the garage and a timber shed.

Overall, this is a wonderful, detached family home which retains many attractive period features. Viewings are highly recommended to appreciate all it has to offer.



- Quiet Residential Area
- Three Reception Rooms
- Principal Bedroom with Ensuite
- Three Further Bathrooms
- Garage & Driveway





Accommodation

Ground Floor

Entrance Hall: 9' 11" x 8' 8" (3.04m x 2.65m) Sitting Room: 20' 8" x 12' 11" (6.31m x 3.94m) Dining Room: 14' 6" x 10' 11" (4.42m x 3.34m) Breakfast Room: 10' 5" x 10' 0" (3.18m x

3.05m)

Kitchen: 9' 8" x 8' 11" (2.96m x 2.73m)

First Floor

Landing: 9' 10" x 8' 8" (3.017m x 2.65m) Bedroom 1: 14' 9" x 11' 0" (4.50m x 3.36m)

Ensuite: 5' 2" x 4' 0" (1.58m x 1.24m)

Bedroom 2: 12' 11" x 10' 7" (3.96m x 3.24m) Bedroom 3: 11' 6" x 9' 8" (3.53m x 2.97m) Bedroom 4: 9' 11" x 6' 10" (3.04m x 2.09m) Bathroom: 10' 1" x 5' 9" (3.09m x 1.77m)

Cloakroom: 3' 6" x 3' 4" (1.07m x 1.04m)

Council Tax Band: F

