



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£375,000

Freehold

48 Lane End Road, Elmer, Bognor Regis PO22 6LT



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	5	
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



- **Link-Detached Bungalow**
- **Open Plan Kitchen & Lounge**
- **Spacious Entrance Hall**
- **Two Bedrooms**
- **Good Size Garden**
- **Generous Parking & Garage**



Accommodation

Hallway: 16' 0" x 5' 8" (4.90m x 1.75m)

Kitchen: 11' 1" x 10' 0" (3.40m x 3.06m)

Sitting Area: 10' 11" x 13' 6" (3.33m x 4.14m)

Shower Room: 6' 2" x 6' 0" (1.90m x 1.83m)

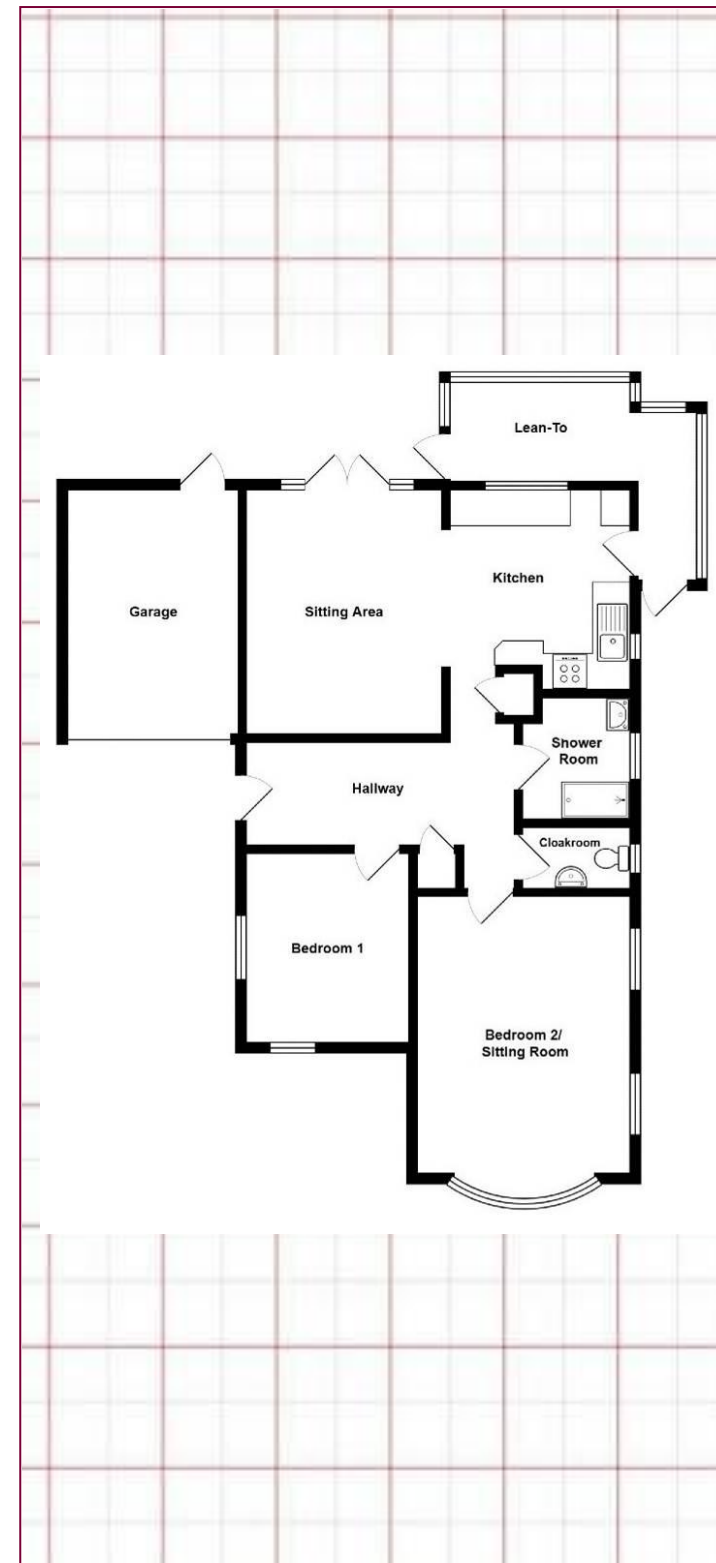
Cloakroom: 6' 1" x 2' 11" (1.87m x 0.90m)

Bedroom 2 / Sitting Room: 16' 4" x 11' 10" (5.00m x 3.62m)

Bedroom 1: 10' 7" x 10' 4" (3.23m x 3.17m)

Garage: 15' 8" x 9' 6" (4.78m x 2.91m)

Council Tax Band: D



What the agent says... “,”

This link-detached bungalow is situated in a popular residential area between Middleton-on-Sea and Elmer. The property benefits from character features including exposed parquet flooring and a bay window. It has recently been improved with an open plan kitchen and sitting area and a new boiler (in 2022).

Lane End Road is located to the East of Middleton's village centre and offers a number of local facilities and amenities including, but not limited to, a post office, doctors' surgery, pharmacy, hardware store and a sports club.

The accommodation comprises a spacious entrance hall, open plan living space, two large bedrooms, one of which was previously used as the main sitting room, and a separate bathroom and cloakroom.

Externally, the property has a good size gravel parking area to the front and a garage. The generous rear garden has a patio, lawn area and a large foundation has been put down in the garden in readiness for an outbuilding or further paving area, subject to the needs of a future owner.

There is a lean-to conservatory which requires refurbishment or replacement. In our opinion this property would be suitable for a rear extension subject to the necessary planning.

Viewings are highly recommended to appreciate this fantastic location and the potential of the property.

