











## **Book a Viewing**

### 01243 861344

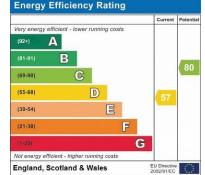
Bognor@ClarkesEstates.co.uk 2 Station Road, Bognor Regis, West Sussex, PO21 1QE http://www.clarkesestates.co.uk







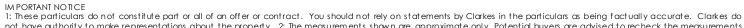












not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers 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.

# Clarkes Estate Agents & Lettings Agents

**Asking Price Of** £400,000 **Freehold** 

## Clydesdale Gardens, Bognor Regis, PO22 9BE







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01243 861344



# What the agent says... "11

Located on one of the prettier estates in North Bersted is this 4-bedroom attached home ideally suited to young families.

The accommodation comprises a large open plan living/dining room, modern fitted kitchen, conservatory, integral garage, main bedroom with en-suite, two further double bedrooms, a single bedroom and family bathroom. Outside there is off road parking in front of the garage and the rear garden is a whopping 10m x 9m (approximately).

The property benefits from replacement main and en-suite bathrooms within the last 2 years and has double glazing and gas central heating. The kitchen is fitted with integral appliances to include cooker, hob and extractor, dishwasher, washing machine, fridge and freezer.

We expect the property to be in strong demand so call to view without delay.





- Four Bedrooms
- Mid-Terraced Family Home
- En-Suite to Main Bedroom
- Open Plan Living/Dining Room
- Conservatory
- Integral Garage





## Accommodation

#### **Ground Floor**

Hall: 3' 8" x 9' 8" (1.13m x 2.97m)

WC

Kitchen: 9' 7" x 9' 8" (2.94m x 2.95m)

Lounge / Diner: 17' 4" x 15' 10" (5.30m x 4.84m)

Conservatory: 8' 8" x 13' 1" (2.65m x 4.01m) Garage: 9' 9" x 17' 7" (2.99m x 5.36m)

#### First Floor

Bedroom 1: 10' 5" x 12' 11" (3.20m x 3.95m)

Ensuite: 7' 10" x 2' 8" (2.41m x 0.83m)

Bedroom 2: 9' 7" x 12' 7" (2.94m x 3.84m)

(Above garage)

Bedroom 3: 10' 5" x 9' 8" (3.20m x 2.96m) Bedroom 4: 6' 7" x 6' 5" (2.02m x 1.98m)

Bathroom: 6' 5" x 5' 8" (1.97m x 1.75m)

Council Tax Band: E

