

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£400,000

Freehold

Clydesdale Gardens, Bognor Regis, PO22 9BE



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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- 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



## What the agent says... “”

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.

