











Book a Viewing

01243 861344

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

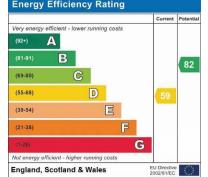








use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.











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

Clarkes Estate Agents & Lettings Agents

Guide Price £400,000 **Freehold**

Lane End Road, Elmer, Bognor Regis, PO22 6LL







Service you deserve. People you trust.

01243 861344



What the agent says... "11

This modern newly refurbished 2-bedroom detached bungalow is being offered with no forward chain and is positioned in a desirable residential area just a short walk away from Elmer beach.

The bungalow comprises of an entrance porch, a smart newly fitted kitchen which looks out onto the front of the property, an inviting dual aspect lounge benefitting from a south facing bay window, two bedrooms, and newly fitted bathroom.

The rear garden offers a patio space which can be conveniently accessed from the sliding door in the lounge. There is a rear lawn area, with mature foliage, a garden shed and a garage. The front of the property offers a curb appealing frontage which also lends itself to the installation of a drop kerb if extra parking was required. (We have been informed that planning approval has been granted for this: Highways & Transport Reference VCO-APP0001-00659-76022-x118).

This recently updated home is ready to move into and in our opinion is a perfect property for a couple or 'downsizer' who would like to be near the coast. Viewings are highly recommended to appreciate all this bungalow has to offer in this sought after location.



- Detached Bungalow
- Newly Refurbished
- Two Double Bedrooms
- New Kitchen & Bathroom
- Garage
- No Forward Chain





Accommodation

Entrance Porch: 6' 0" x 2' 0" (1.84m x 0.61m)

Lounge: 19' 6" x 11' 4" (5.96m x 3.46m)

Kitchen: 11' 6" x 11' 9" (3.52m x 3.60m)

Bedroom 1: 14' 5" x 11' 5" (4.41m x 3.48m)

Bedroom 2: 11' 10" x 11' 5" (3.62m x 3.48m)

Bathroom: 7' 8" x 5' 6" (2.35m x 1.68m)

Garage: 8' 3" x 16' 8" (2.52m x 5.10m)

Council Tax Band: D

