

Clarkes

Estate Agents & Lettings Agents

Guide Price

£400,000

Freehold

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



Book a Viewing

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<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

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IMPORTANT NOTICE
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01243 861344



- **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

What the agent says... “”

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-APP001-00659-76022-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.

