



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£475,000

Freehold

Fish Lane, Aldwick, Bognor Regis, PO21 3AH



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

2 Station Road, Bognor Regis, West Sussex, PO21 1QE

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	80

England, Scotland & Wales

EU Directive 2002/91/EC

Follow us on  

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.

Service you deserve. People you trust.

01243 861344



- Three Bedroom Detached Bungalow
- Short Walk to Seafront
- South Facing Rear Garden
- Large Conservatory
- Garage & Off Road Parking



Accommodation

Hallway

Sitting Room: 18' 4" x 12' 0" (5.61m x 3.66m)

Conservatory: 12' 6" x 9' 5" (3.83m x 2.89m)

Kitchen: 11' 8" x 8' 11" (3.57m x 2.74m)

Cloakroom: 5' 6" x 2' 10" (1.69m x 0.87m)

Bedroom 1: 14' 3" x 10' 11" (4.36m x 3.35m)

Ensuite: 6' 10" x 6' 7" (2.09m x 2.03m)

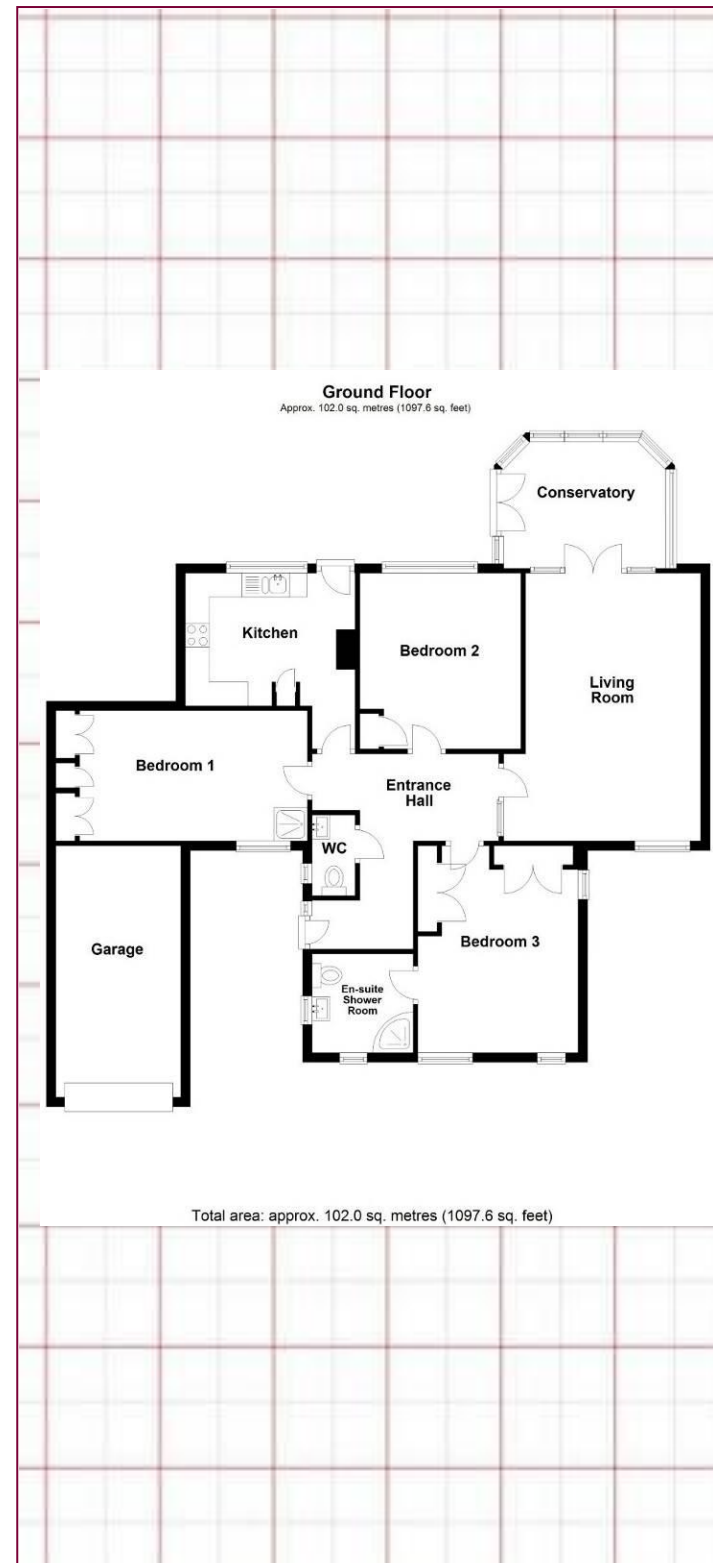
Bedroom 2: 15' 5" x 8' 11" (4.71m x 2.72m) With Shower

Bedroom 3: 12' 0" x 11' 0" (3.68m x 3.37m)

Garage: 17' 5" x 8' 6" (5.31m x 2.61m)

Utility Room: 9' 2" x 8' 6" (2.81m x 2.60m)

Sun Room / Lean-To: 8' 9" x 7' 8" (2.68m x 2.34m)



What the agent says... “ ”

This desirable three bedroom detached bungalow with a south-facing garden is conveniently located just over 0.1 miles from the seafront promenade and about half a mile to the local shops in Aldwick Road.

The accommodation comprises an entrance hall and cloakroom, kitchen, generous sitting room and a large conservatory overlooking the rear gardens. There are three double bedrooms, including the principal bedroom which has a range of fitted wardrobes and an en-suite shower room, and the second bedroom which also has fitted wardrobes and a shower cubicle.

Externally there is a large, paved driveway area to the front of the garage and house, which would provide parking for several vehicles. The attractive south-facing rear garden contains mature shrubbery as well as a lawn area and patio around the back of the property. There is a utility room and lean-to sunroom which is located at the

rear of the garage and is accessed via the garden.

The property has been a well-loved home for many years and it would now benefit from some modernisation. It is available with no ongoing chain and would be ideal for downsizers or those looking to make their mark on a property in a fantastic location. Viewings are recommended to appreciate all this home has to offer.

Council Tax Band: E

