

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£700,000

Freehold

Summerley Lane, Felpham, Bognor Regis, PO22 7HN



Book a Viewing

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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		
		72
	51	

England, Scotland & Wales



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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.

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01243 861344



- **Detached House**
- **3 Reception Rooms**
- **4 Bedrooms**
- **Open Plan Kitchen/Diner**
- **Downstairs Utility & Cloakroom**
- **Approx. 800m to Seafront**



Accommodation

Ground Floor

- Porch: 6' 6" x 4' 2" (2.00m x 1.28m)
- Hall: 9' 7" x 14' 5" (2.94m x 4.40m)
- Dining Room / Guest Room: 11' 10" x 12' 4" (3.63m x 3.76m)
- Bathroom: 8' 7" x 8' 1" (2.63m x 2.47m)
- Cloakroom: 3' 8" x 5' 10" (1.14m x 1.80m)
- Bedroom 1: 11' 11" x 17' 0" (3.64m x 5.19m)
- Kitchen / Diner: 20' 10" x 11' 10" (6.36m x 3.61m)
- Utility Room: 9' 0" x 5' 0" (2.76m x 1.54m)
- Lounge: 13' 10" x 18' 11" (4.23m x 5.79m)
- Stairs / Landing 18' 11" x 5' 11" (5.78m x 1.81m)

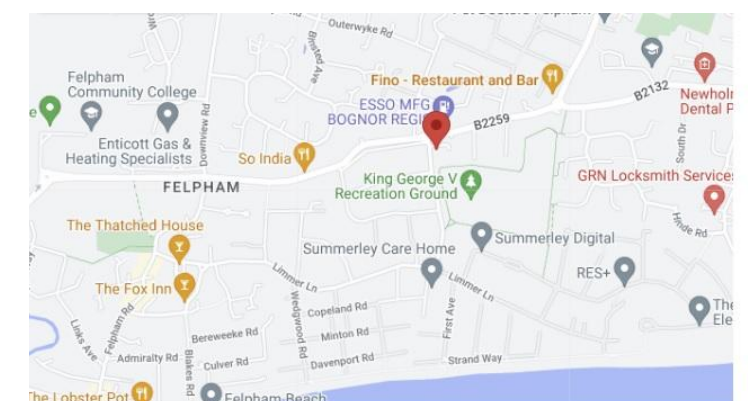


First Floor

- Bedroom 2: 12' 3" x 12' 2" (3.75m x 3.73m) with Dormer Window: 5' 8" x 6' 9" (1.75m x 2.08m)
- Bedroom 3: 8' 5" x 11' 11" (2.58m x 3.65m)
- Bedroom 4: 7' 8" x 8' 11" (2.35m x 2.72m)
- Shower Room: 8' 3" x 6' 4" (2.53m x 1.94m)

- Coal Shed: 6' 1" x 8' 0" (1.86m x 2.44m)
- Garage 1: 9' 3" x 18' 4" (2.82m x 5.60m)
- Garage 2: 8' 7" x 15' 1" (2.62m x 4.61m)

Council Tax Band: F



What the agent says... “,”

Located in Felpham village approximately 800m from the seafront, is this detached house with lots of kerb appeal. Comprising 4 bedrooms, 3 reception rooms and a floor plan of approximately 173m², this is a sizeable home suited to family living.



The accommodation comprises entrance porch, very large hall, lounge, spacious open plan kitchen/diner, utility room, main bedroom, dining room/guest room and conservatory. Upstairs are 3 further bedrooms and a shower room. The property is presented in a clean, tidy and well looked after fashion but will benefit from updates to the kitchen and bathrooms.



Outside the front is laid entirely to brick paving with a wishbone pattern, creating off road parking for several vehicles and is enclosed by a low flint wall.

The rear garden extends to the side and creates space for 2 garages, is largely laid out to lawn and enclosed by tall walls and fencing.