



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£500,000
Freehold

Parklands Avenue, Bognor Regis, PO21 2BA



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		
(55-68)	D	70	79
(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
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 Family Home**
- **Four Bedrooms**
- **Kitchen/Breakfast Room**
- **Separate Dining Room**
- **Utility & Downstairs Cloakroom**
- **Garage & Off Road Parking**



Accommodation

Ground Floor

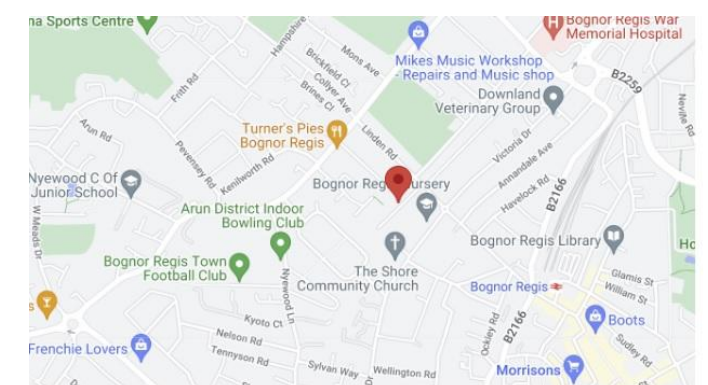
- Porch: 8' 3" x 6' 3" (2.53m x 1.91m)
- Hallway: 14' 11" x 6' 11" (4.55m x 2.11m)
- Kitchen / Breakfast Room: 19' 4" x 12' 11" (5.91m x 3.96m)
- Utility Area: 6' 7" x 4' 3" (2.02m x 1.31m)
- Cloakroom: 4' 3" x 2' 11" (1.31m x 0.90m)
- Dining Room: 9' 10" x 8' 11" (3.02m x 2.72m)
- Sitting Room: 19' 11" x 13' 1" (6.09m x 4.00m)

First Floor

- Landing: 16' 11" x 6' 11" (5.18m x 2.11m)
- Bedroom 1: 12' 11" x 11' 10" (3.94m x 3.61m)
- Bedroom 2: 13' 2" x 11' 6" (4.02m x 3.53m)
- Bedroom 3: 11' 8" x 10' 10" (3.57m x 3.31m)
- Bedroom 4: 13' 2" x 8' 0" (4.02m x 2.46m)
- Bathroom: 8' 11" x 6' 10" (2.74m x 2.10m)

- Garage: 17' 8" x 10' 0" (5.41m x 3.05m)
- Store Room: 7' 4" x 9' 10" (2.26m x 3.01m)

Council Tax Band: E



What the agent says... “,”

This delightful 1920's detached family home is located just 600m from Bognor Regis town centre in a quiet cul-de-sac. The property benefits from a contemporary refurbishment which complements the original character features on display.

The property is secluded to the front with a mature hedge and a gated entrance leading to the driveway and garage. There is neat front garden which is bordered by colourful flowerbeds.

The accommodation comprises a large, enclosed porch, entrance hall, a dual aspect sitting room with patio doors overlooking the attractive rear gardens, a dining room and an open plan modern kitchen and breakfast room. The kitchen is well appointed with cupboards arranged around a central island and there is a separate utility area and downstairs cloakroom. To the first floor the spacious landing leads to the four double bedrooms and family bathroom. The bathroom consists of a modern white suite with a bath and large walk-in shower.

The rear garden has a patio area, central lawn, with mature trees and shrubs providing screening. The property has a garage with a store at the back, with pedestrian access to both gardens. Parking for several vehicles is available to the front of the garage.

Overall, this is a beautiful example of a family home that retains the features of homes of this era - large rooms, tall ceilings, big windows and an excellent layout. Viewings are highly recommended.

