



# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£390,000

Freehold

Church Lane, Bognor Regis, PO22 9PZ



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 | 81      | 86        |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



**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



- **Semi-Detached Bungalow**
- **Recently Refurbished Kitchen**
- **Generous Sitting/Dining Room**
- **Three Bedrooms**
- **Feature Rear Garden**
- **Garage & Off Road Parking**



## Accommodation

Entrance Porch: 5' 1" x 5' 0" (1.57m x 1.53m)

Hallway:

Sitting Room / Dining Room: 22' 2" x 12' 2" (6.78m x 3.73m)

Kitchen: 9' 10" x 8' 8" (3.00m x 2.65m)

Conservatory/Utility Room: 10' 4" x 7' 10" (3.15m x 2.39m)

Bedroom 1: 10' 10" x 9' 10" (3.31m x 3.02m)

Bedroom 2: 10' 10" x 9' 11" (3.31m x 3.03m)

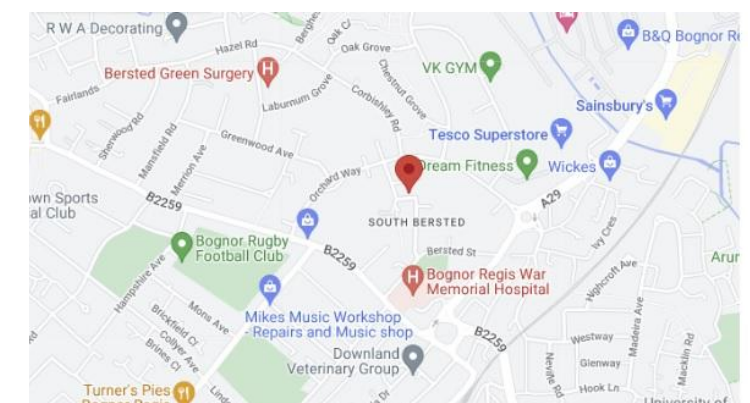
Bedroom 3: 9' 10" x 6' 11" (3.02m x 2.11m)

Shower Room: 6' 9" x 6' 4" (2.08m x 1.95m)

Summer House: 15' 1" x 9' 6" (4.60m x 2.90m)

Garage: 16' 1" x 8' 3" (4.91m x 2.54m)

Council Tax Band: C



## What the agent says... “,”

This lovely semi-detached bungalow has been renovated in recent years and is well situated in a quiet residential area of South Bersted. The property is conveniently located for local Co-op, South Bersted church and the local primary school.

The accommodation comprises an entrance porch leading through to a hallway with a built-in coat cupboard with sliding doors. There is a generous sitting and dining room with an attractive bay window at the front of the property and French doors leading to the rear. The recently refurbished modern kitchen provides access to the conservatory, which is currently used as a utility space. There are two double bedrooms, one at the front and the other at the rear and a third bedroom which would be a large single or small double.

Externally, the bungalow has a pretty front lawn and there is parking available for several vehicles with a double-width driveway. There is space to the side of the property, which could be used for vehicular access if required, but currently it is utilised as a fenced storage area.

The rear gardens are a particular feature of the property and include an immaculate lawn, several paved seating areas and a low hedge separates a large vegetable plot which runs along the back of the garden. There is a garage as well as a useful and well-maintained summer house plus two additional timber storage sheds.

The property also benefits from solar panels (owned outright), which we have been informed will generate approximately £1000 PA through selling the electricity generated back to the grid, making this an excellent environmental and economical investment.

Overall, this is a well-placed bungalow and is presented in good order throughout, so viewings are recommended to appreciate all it has to offer.

