

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£260,000

Freehold

Essex Road, Bognor Regis, PO21 2BU



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		68
(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



What the agent says... “”

This charming three-bedroom home with a south-facing garden is located a short distance from local shops, schools and amenities in the town centre including the mainline station. The property is believed to date back to the Victorian era and it retains many delightful character features such as fireplaces in four of the rooms and exposed traditional wooden floorboards.

The accommodation comprises a storm porch opening into the entrance hall, a sitting room with an attractive bay window, a large dining room with an understairs cupboard coming off and a kitchen with rear access. To the first floor the landing leads to three bedrooms, two of which are generous doubles and the last being suitable as a study or occasional room. These are served by a modern bathroom.

Externally, there is a small, paved space at the front of the property. To the rear the kitchen door leads to a gardener's WC and store attached to the rear of the property. There is a good-sized south-facing garden, which has a patio and lawn as well as a greenhouse and a large custom-built timber shed.

A low wall between the rear of the property and the garden separates an accessway which is used by the houses in the terrace, meaning that large items for the garden do not need to be taken through the house.

Overall, this home would be ideal for first-time buyers or investors and viewings are recommended to appreciate all it has to offer.

POTENTIAL INVESTORS: Our lettings team have estimated that the property could realistically attain £1250 PCM in rent, producing a gross yield of approximately 5.77%.



- Mid-Terraced Family Home
- Three Bedrooms
- Sitting Room with Bay Window
- Large Dining Room
- South Facing Rear Garden
- Investment Opportunity



Accommodation

- Entrance Hall: 12' 1" x 2' 9" (3.69m x 0.85m)
- Sitting Room: 11' 3" x 10' 11" (3.44m x 3.34m)
- Dining Room: 13' 11" x 12' 0" (4.25m x 3.67m)
- Kitchen: 9' 0" x 8' 9" (2.76m x 2.69m)
- Gardeners WC: 4' 5" x 2' 5" (1.36m x 0.74m)
- Store
- Bedroom 1: 13' 11" x 11' 3" (4.26m x 3.43m)
- Bedroom 2: 12' 0" x 10' 8" (3.66m x 3.26m)
- Bedroom 3: 8' 11" x 5' 5" (2.72m x 1.66m)
- Bathroom: 5' 11" x 5' 5" (1.82m x 1.66m)
- Council Tax Band: B

