

**Stroud Green Drive, Bognor Regis, PO21 5TJ**



**Book a Viewing**

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**http://www.clarkesestates.co.uk**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

EU Directive 2002/91/EC  
 England, Scotland & Wales

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**01243 861344**



- **Converted Chalet Bungalow**
- **Three Bedrooms**
- **Two Bathrooms**
- **Conservatory**
- **Low Maintenance Garden**



## Accommodation

Porch: 12' 6" x 2' 6" (3.82m x 0.78m)

Hall: 4' 4" x 5' 11" (1.34m x 1.82m)

Kitchen: 8' 10" x 8' 2" (2.70m x 2.51m)

Sitting Room / Dining Room: 29' 6" x 11' 10" (9.00m x 3.63m)

Conservatory: 11' 2" x 7' 11" (3.41m x 2.43m)

Bedroom 3: 8' 11" x 7' 10" (2.73m x 2.41m)

Bathroom: 6' 7" x 5' 7" (2.03m x 1.72m)

Bedroom 1: 13' 11" x 10' 0" (4.25m x 3.07m)

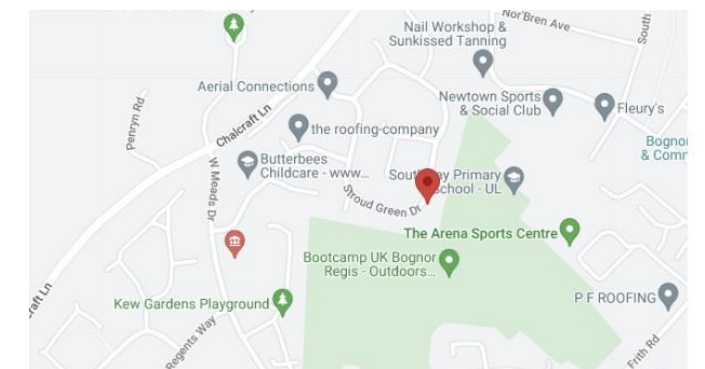
Bedroom 2: 9' 6" x 7' 10" (2.92m x 2.41m)

Shower Room: 6' 5" x 5' 6" (1.97m x 1.69m)

Garage: 16' 9" x 8' 5" (5.11m x 2.59m)

Approximate measurements

Council Tax Band: C



## What the agent says... “”

This fantastic family home has been extended as a chalet bungalow offering three bedrooms and two bathrooms. Located in a residential area in North Bersted, close to Rose Green and in a convenient position for local schools, sports centre, and a parade of shops in Chichester Road.

The accommodation comprises an entrance porch, leading into the hallway which has a coat cupboard, a fitted kitchen with side access door. The generous dual-aspect open plan sitting and dining room has patio doors to the rear opening into the conservatory, and a door into an inner hall. This leads to a downstairs double bedroom with built in wardrobe and family bathroom with a modern white suite.

Stairs from the sitting room lead to the first-floor landing, which offers two further double bedrooms and a shower room with skylight. The landing also has an access door into a large eaves storage space.

Externally, there is parking available for two vehicles, and gated side access which leads to a garage. The pretty front garden features

a lawn and mature shrubs whilst the east-facing low-maintenance rear garden has been paved and with a strategically placed decking area positioned to take in the sun.

Overall, this is a generous semi-detached home, in a popular residential area, which has been thoughtfully extended and improved and viewings are highly recommended. For further information or to book a viewing appointment please call Clarkes Estates on 01243 861344.

AGENTS NOTE: As per the 1979 Estate Agents Act we hereby disclose that the seller is related to a team member of Clarkes Estate Agents.

