



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£260,000

Freehold

Crescent Road, Bognor Regis, West Sussex, PO21 1QG



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.



- **Three Bedroom House**
- **Tenant In-Situ**
- **Potential Rental Income
£1350.00 PCM**
- **Close to Town Centre &
Railway Station**



Accommodation

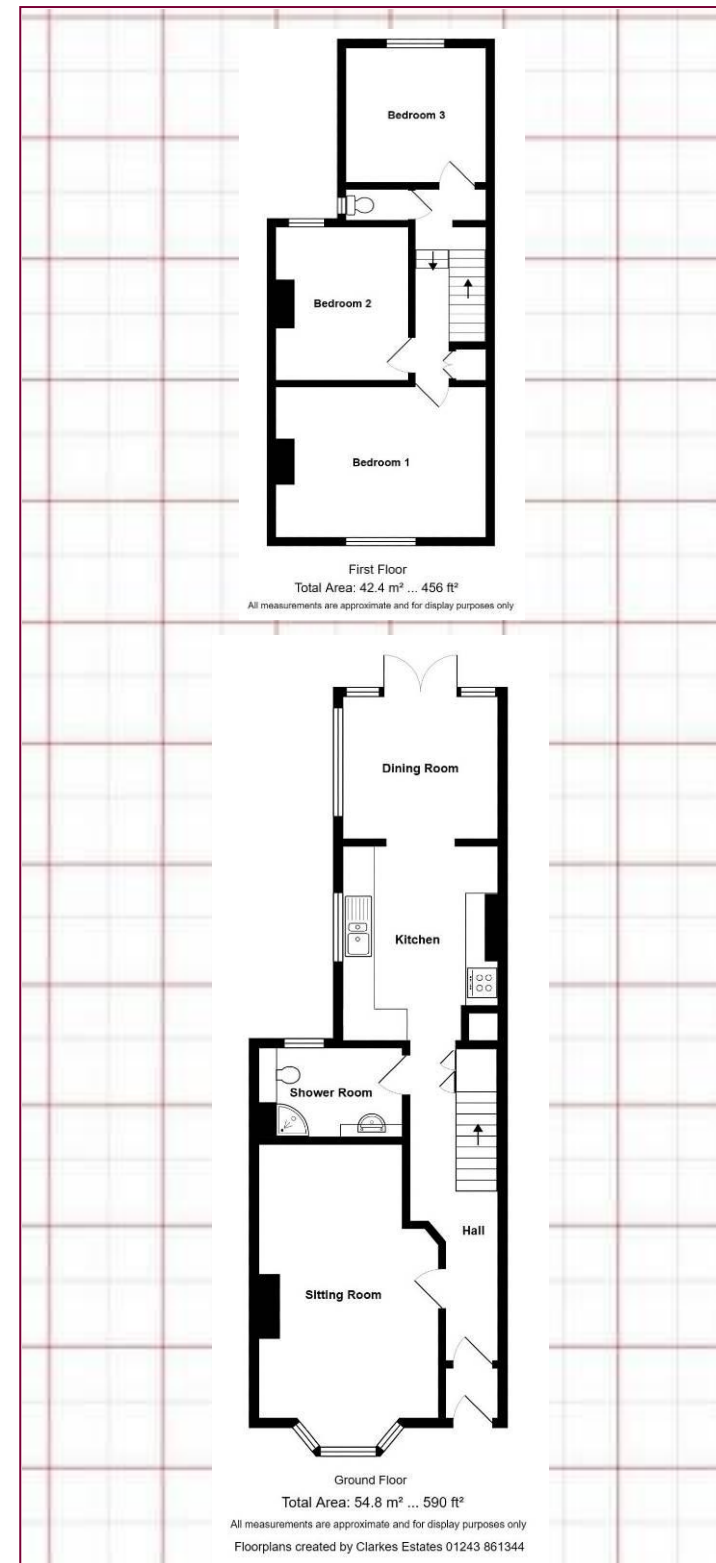
Ground Floor

Porch: 3' 1" x 2' 10" (0.95m x 0.87m)
 Hallway: 20' 0" x 5' 2" (6.12m x 1.59m)
 Sitting Room: 19' 2" into bay x 11' 5" (5.86m x 3.49m)
 Downstairs Shower Room 9' 3" x 5' 8" (2.82m x 1.73m)
 Kitchen: 12' 5" x 9' 6" (3.79m x 2.90m)
 Dining Room: 9' 5" x 9' 0" (2.88m x 2.76m)
 Lower Landing: 5' 0" x 2' 7" (1.53m x 0.80m)

First Floor

Upper Landing: 10' 11" x 5' 2" (3.34m x 1.58m)
 Bedroom 1: 14' 10" x 10' 8" (4.53m x 3.27m)
 Bedroom 2: 10' 10" x 9' 4" (3.32m x 2.85m)
 Bedroom 3: 9' 8" x 9' 6" (2.95m x 2.92m)
 Upstairs Cloakroom: 4' 4" x 2' 9" (1.34m x 0.85m)

Council Tax Band: C



What the agent says... “”

Investment opportunity. This 3-bedroom family home is situated in a convenient position for Bognor Regis town centre which offers many amenities including high street shops, convenience stores, mainline station, local schools and the seafront. The property is being sold with a tenant in situ which will generate immediate income for a new owner.

The accommodation comprises an entrance porch, hallway, large sitting room with bay window (currently laid out as a bedroom), a downstairs shower room, kitchen and dining room with French Doors leading to the pretty rear garden. The first floor has a split-level landing, with three good sized bedrooms and an upstairs cloakroom.

Externally, the property has an attractive and easy to maintain small rear garden, with a lawn area, patio and timber shed. There are residents parking bays available in the road and an occupier may apply for a residential parking permit.

The property is currently let on a AST until 2nd Oct 2023 at £1060 PCM, generating a current gross rental yield is 4.9%. The current landlord has been happy with the tenant, who has lived in the property for a number of years and has chosen to keep a relatively modest rent. If let at the current market value, a landlord could realistically expect to achieve a rental yield of around £1350 PCM, increasing the gross yield to 6.2%.

For more information or to book a viewing appointment, call Clarkes Estates on 01243 861344.

