

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£350,000

Freehold

Waterloo Square, Bognor Regis, PO21 1TE



- **Grade II Listed Townhouse**
- **Four Bedrooms**
- **Close to Seafront**
- **Modernisation Required**
- **Views Across Bowling Green**
- **Character Property**

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TEL: 01243 861344



A distinctive grade II listed, four-bedroom townhouse boasting character and charm. A wonderfully located property, situated in a conservation area, just a few yards from Bognor Regis Seafront. Offering panoramic views across the bowling green, beach and pier on the seafront. This house is a rare opportunity for someone looking for a unique property which requires renovation works.

The spacious accommodation comprises; an entrance hall, welcoming lounge with bay window to the front of the property, leading onto the kitchen with ample space and storage, a separate dining room with a small utility space behind that. A cloakroom sits at the rear behind the stairs which turn upwards onto the first floor.

The first-floor landing leads to a large double bedroom, and generous bedroom, which has previously been used as a second lounge. Both rooms on this floor offer traditional fireplaces and high ceilings. The lounge provides delightful double entry points on to the balcony with magnificent views across the square to the beach. To the second floor, a family bathroom and two further bedrooms, one of which offering a practical en-suite, is off the sizeable master room.

The rear has a small courtyard area with gates opening out onto Market Street. To the front, controlled on-road parking is available for residents, requiring a parking permit.



## Accommodation

### Ground Floor

Living Room: 12' 9" x 14' 2" (3.91m x 4.32m)  
 Kitchen: 14' 11" x 10' 11" (4.57m x 3.35m)  
 Dining Room: 14' 0" x 7' 11" (4.28m x 2.42m)  
 Utility Room: 3' 0" x 8' 4" (0.93m x 2.56m)  
 Hall / Stairs / Landing: 30' 4" x 5' 8" (9.26m x 1.74m)  
 WC: 6' 1" x 2' 6" (1.87m x 0.77m)

### First Floor

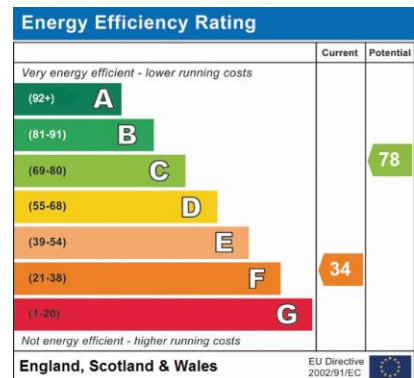
Living Room: 16' 10" x 13' 11" (5.14m x 4.26m)  
 Balcony: 17' 5" x 4' 0" (5.31m x 1.24m)  
 Bedroom 1: 15' 0" x 10' 8" (4.58m x 3.26m)

### Second Floor

Bedroom 3: 9' 6" x 9' 6" (2.90m x 2.92m)  
 Bedroom 2: 15' 10" x 14' 1" narrowing to 8' 11" (4.83m x 4.30m)  
 Ensuite: 6' 8" x 4' 7" (2.05m x 1.42m)  
 Bathroom: 5' 2" x 10' 7" (1.58m x 3.24m)

**Council Tax Band: D**

In our view this property would be suitable for a homeowner or investor looking for an exciting project, to create their dream home, a brilliant B&B, or 'lock up and leave', right by the seaside. We highly recommend viewings for this property to see for yourself all that it offers.



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