

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£425,000

Freehold

Mead Lane, Bognor Regis, PO22 8AP



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(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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01243 861344



What the agent says... “,”

This charming detached three-bedroom home offers a beautiful combination of character features with a contemporary finish. Located in a quiet lane close to Hotham Park, with the Seafront promenade and town centre just a few streets beyond.

The accommodation comprises a storm porch leading into the entrance hall, with a downstairs cloakroom. A generous sitting room with an attractive fireplace and French doors leading to the extended part of the property. The dining area is open-plan with the kitchen, laid out in an L-shape with a modern conservatory extension, flooding this area with light and presenting views over the gardens. The fitted kitchen has been built to a high specification with a breakfast bar.

To the first floor the landing leads to the three bedrooms which are served by a family bathroom. Two of the bedrooms are large doubles, whilst the third is currently used as a home office/study, but is big enough to make a large third bedroom if required.

Externally, there is gravel parking to the front of the property providing space for two vehicles. There is also a large garage with an inspection pit and workbench accessed via the side of the property, ideal for car or bike enthusiasts. The attractive gardens wrap around two sides of the property, and there is a lawn and several areas for seating or al fresco dining.

Overall, this is a fantastic and well-situated family home, presented in immaculate decorative order. Viewings are highly recommended to fully appreciate all it has to offer.



- Charming Detached Home
- Open Plan Kitchen/Diner
- Generous Sitting Room
- Downstairs Cloakroom
- Three Bedrooms
- Garage



Accommodation

Hallway: 6' 3" x 5' 10" (1.93m x 1.80m)

Cloakroom: 6' 5" x 3' 1" (1.96m x 0.94m)

Sitting Room: 24' 3" x 10' 11" (7.40m x 3.34m)

Kitchen / Dining Room: 22' 3" x 17' 4" (6.80m x 5.29m)

Landing: 9' 8" x 6' 11" (2.97m x 2.11m)

Bedroom 1: 11' 11" x 10' 0" (3.65m x 3.05m)

Bedroom 2: 11' 11" x 10' 0" (3.64m x 3.06m)

Bedroom 3: 7' 9" x 6' 11" (2.37m x 2.11m)

Bathroom: 6' 0" x 6' 5" (1.84m x 1.98m)

Garage: 22' 2" x 9' 9" (6.77m x 2.99m)

Council Tax Band: D

