











Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk 2 Station Road, Bognor Regis, West Sussex, PO21 1QE http://www.clarkesestates.co.uk

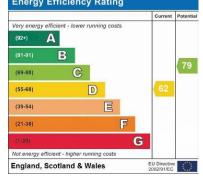








use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.









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

Clarkes Estate Agents & Lettings Agents

Asking Price Of £425,000 **Freehold**

Mead Lane, Bognor Regis, PO22 8AP







Service you deserve. People you trust.

01243 861344



What the agent says... "11

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.

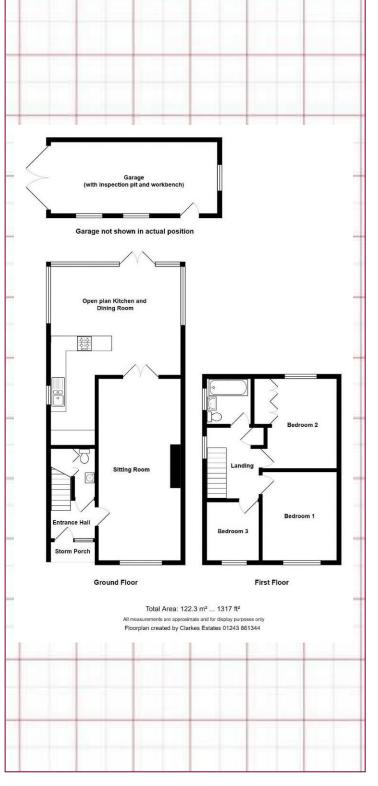
To the first floor the landing leads to the three bedrooms which are served by a family bathroom. Two of the bedrooms are large doubles, whilst the third is currently used as a home office/study, but is big enough to make a large third bedroom if required.

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

