

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£300,000

Freehold

Longford Road, Bognor Regis, PO21 1AD



Book a Viewing

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<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(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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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.

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01243 861344



What the agent says... “,”

This generous three-bedroom semi-detached house is conveniently situated in the heart of Bognor Regis, walking distance from the town centre and train station. We believe this property would be an ideal family home with the potential to reconfigure to a sizeable four-bedroom home, or a great investment opportunity as we note that many of the houses in Longford Road have been converted into two flats.

The property comprises a covered porch leading into the hallway, living room with a bay window, dining room, fitted kitchen, downstairs cloakroom, and separate shower room. There is an opportunity to extend the kitchen into the garden with the necessary planning permissions. To the first floor, the landing leads to three bedrooms, two of which are spacious doubles, a kitchen, family bathroom, and storage cupboard.

The property benefits from a large rear garden with shed and outside toilet and offers a brilliant space for a family to enjoy.

Viewings are highly recommended for this property to appreciate all it has to offer.



- 3/4 Bedrooms
- Semi-Detached House
- Two Reception Rooms
- Downstairs Cloakroom & Shower Room
- Close to Town Centre



Accommodation

Ground Floor

Porch: 6' 0" x 2' 0" (1.84m x 0.63m)
 Hall: 32' 8" x 2' 10" (9.96m x 0.88m)
 Lounge: 14' 3" into bay x 12' 6" (4.36m x 3.82m)
 Dining Room: 11' 11" x 12' 6" (3.65m x 3.83m)
 Kitchen: 9' 5" x 9' 1" (2.89m x 2.79m)
 Downstairs Shower Room 4' 8" x 3' 0" (1.44m x 0.92m)
 Downstairs WC: 4' 3" x 3' 1" (1.32m x 0.96m)

First Floor

Bedroom 1: 12' 6" x 11' 11" (3.83m x 3.65m)
 Bedroom 2: 12' 8" x 12' 0" (3.87m x 3.67m)
 Bedroom 3: 6' 0" x 12' 9" (1.83m x 3.91m)
 Upstairs Kitchen: 9' 6" x 9' 1" (2.92m x 2.79m)
 Bathroom: 6' 3" x 6' 3" (1.92m x 1.93m)

Council Tax Band: C

