



Clarkes

Estate Agents & Lettings Agents

Asking Price Of
£310,000
Freehold

Linden Road, Bognor Regis, PO21 2BB



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, West Sussex, PO21 1QE
<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Follow us on



Service you deserve. People you trust.

01243 861344

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.



- Semi-Detached House
- Three Bedrooms
- Separate Dining Room
- Conservatory/Utility Room
- Enclosed Rear Garden
- Close to Town Centre



Accommodation

Ground Floor

Hall: 5' 11" x 12' 4" (1.81m x 3.76m)
 Lounge: 12' 0" x 14' 3" (3.67m x 4.35m)
 Dining Room: 11' 5" x 12' 5" (3.48m x 3.80m)
 Kitchen: 6' 6" x 12' 2" (2.00m x 3.73m)
 Conservatory/Utility: 7' 8" x 10' 0" (2.35m x 3.06m)



First Floor

Bedroom 1: 12' 1" x 12' 2" (3.70m x 3.71m)
 Bedroom 2: 8' 5" x 12' 4" (2.59m x 3.77m)
 Bedroom 3: 8' 3" x 9' 0" (2.53m x 2.76m)
 Shower Room: 5' 11" x 6' 2" (1.81m x 1.89m)

Front Garden: 11' 5" x 18' 9" (3.50m x 5.74m)
 Rear Garden: 42' 11" x 19' 5" (13.1m x 5.93m)

Council Tax Band: C



What the agent says... “”

Located approximately 800m from Bognor Regis town centre is this delightful 3-bedroom semi-detached family home which was redecorated in September 2023 and fitted with new carpets.

The accommodation comprises hall, lounge, separate diner, kitchen and conservatory/utility to the rear. Upstairs are two double bedrooms, one single bedroom and a shower room. Fresh décor and modern fittings provide a nice living environment.

Externally the rear garden is enclosed by tall fencing, with a side passage to the front and a further rear passage that is shared with a neighbour, mainly laid to lawn with decking and a fishpond. The front garden is enclosed by walls and provides an effective privacy barrier from the public and the road.

Overall, the property is highly recommended.

