



Clarkes

Estate Agents & Lettings Agents

Asking Price Of
£500,000
Freehold

Normanton Avenue, Bognor Regis, PO21 2TX



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		
(55-68)	D		78
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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01243 861344



- **Detached Bungalow**
- **4 Bedrooms**
- **Beautifully Presented**
- **Dining Room & Utility Room**
- **2 Bathrooms**
- **Garage**



Accommodation

Entrance Porch: 5' 2" x 3' 4" (1.58m x 1.02m)

Hall

Bedroom 1: 13' 7" x 15' 7" (4.16m x 4.75m)

Bedroom 2: 13' 11" x 15' 7" (4.26m x 4.76m)

Bedroom 3: 14' 0" x 9' 10" (4.27m x 3.01m)

Dining Room: 13' 7" x 10' 11" (4.16m x 3.34m)

Kitchen: 11' 4" x 7' 10" (3.46m x 2.40m)

Utility Room: 3' 2" x 8' 10" (0.97m x 2.70m)

Bathroom: 6' 3" x 5' 8" (1.91m x 1.75m)

Bedroom 4: 14' 4" x 8' 9" (4.37m x 2.68m)

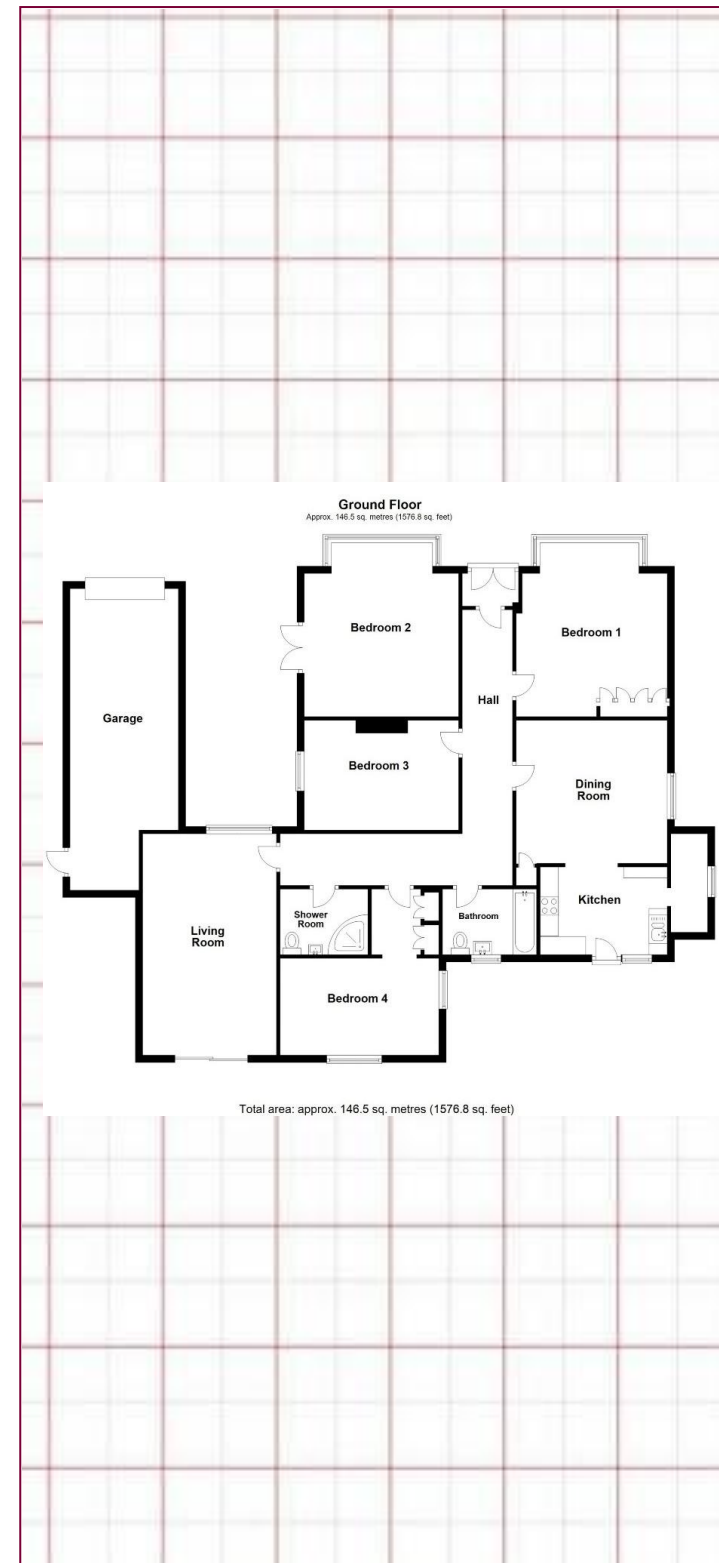
Dressing Area: 4' 1" x 5' 8" (1.27m x 1.73m)

Shower Room: 7' 5" x 5' 7" (2.27m x 1.71m)

Living Room: 19' 1" x 12' 1" (5.83m x 3.69m)

Garage: 27' 2" x 9' 9" (8.29m x 2.98m)

Council Tax Band: E



What the agent says... “,”

Constructed in 1923, this delightful bungalow benefits from tall ceilings and large rooms. Beautifully presented, the accommodation comprises entrance porch, 4 bedrooms (2 of which can be used as reception rooms/office), lounge, dining room leading to the kitchen and utility. The main bathroom was entirely replaced in 2023 and a second shower room supports the bedroom with dressing area and lounge.

Externally there is an extended garage that has an electric roller door, and the front is laid to block paving - we note that removal of the wall would allow the addition of off-road parking for 2/3 vehicles. The rear garden is a comfortable 18m wide and 9m deep and is enclosed by flint wall and fencing. Well stocked flower beds and a manicured lawn support the large patio creating a social area. The roof was replaced in 2020.

Overall, we think this is one of the best examples of this style of property and viewings are strongly recommended.

