

Crescent Road, Bognor Regis, PO21 1QG



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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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01243 861344



- Three Bedrooms
- Semi-Detached Home
- Town Centre Location
- Two Reception Rooms
- Newly Refurbished Bathroom
- Rear Courtyard Garden



Accommodation

Lounge: 11' 11" x 11' 3" (3.65m x 3.43m)

Dining Room: 11' 10" x 11' 3" (3.62m x 3.43m)

Kitchen: 9' 11" x 15' 10" (3.03m x 4.85m)

Lean-to / Storage Cupboard: 2' 5" x 9' 11" (0.75m x 3.03m)

Stairs/Hall/Landing: 9' 10" x 4' 11" (3.01m x 1.52m)

Bedroom 1: 14' 7" x 11' 11" (4.45m x 3.65m)

Bedroom 2: 8' 4" x 11' 10" (2.55m x 3.62m)

Bathroom: 9' 0" x 6' 0" (2.76m x 1.84m)

Bedroom 3: 9' 10" x 6' 2" (3.02m x 1.90m)

Rear Courtyard: 14' 9" x 14' 5" (4.52m x 4.41m)

Council Tax Band: C



All measurements are approximate and for display purposes only
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What the agent says... “”

Located in the heart of the town centre itself and just a 30 second walk to the shops, is this 1930's semi-detached home. It was previously used as a HMO (with a licence) and offers a fantastic investment opportunity. The property has been recently decorated and upgraded offering newly installed double-glazed windows, a brand new modern front door and a smart refurbished family bathroom which benefits from a brand-new bathtub.

The property is a spacious family home or a brilliant investment opportunity with an estimated rental figure likely to achieve £1450 - £1550 per month. Located in the town centre, it's close to many convenience stores, cafes and Bognor Regis railway station offering routes to London Victoria. We highly recommend viewings to appreciate all it has to offer. Please call us to book in on 01243 861344.

The ground floor accommodation comprises entrance hall, bright and airy lounge, dining room, large kitchen, lean-to with storage cupboard and downstairs WC. Upstairs are two double bedrooms with a third smaller sized bedroom with storage space, and a newly refurbished family bathroom with a new bathtub, toilet, basin, heated towel rail and stylish modern tiles fitted in 2023.

To the rear, the property offers a courtyard garden, with newly fitted fence panels, enclosed for privacy.

