

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£169,000

Freehold

Hook Lane, Aldingbourne, PO20 3YR



Book a Viewing

01243 861344

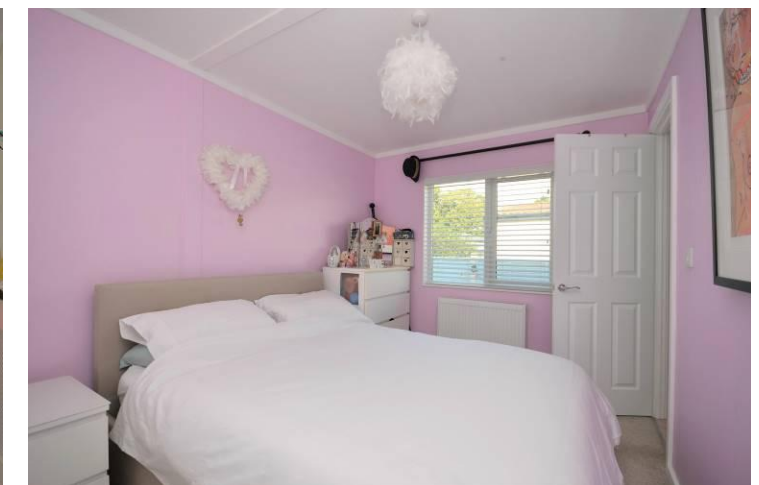
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IMPORTANT NOTICE  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about 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.



- Contemporary Park Home
- Two Bedrooms
- Open Plan Living
- Fitted Kitchen
- Courtyard Garden
- Off Street Parking



## Accommodation

Hall: 11' 6" x 3' 3" (3.52m x 1.00m)

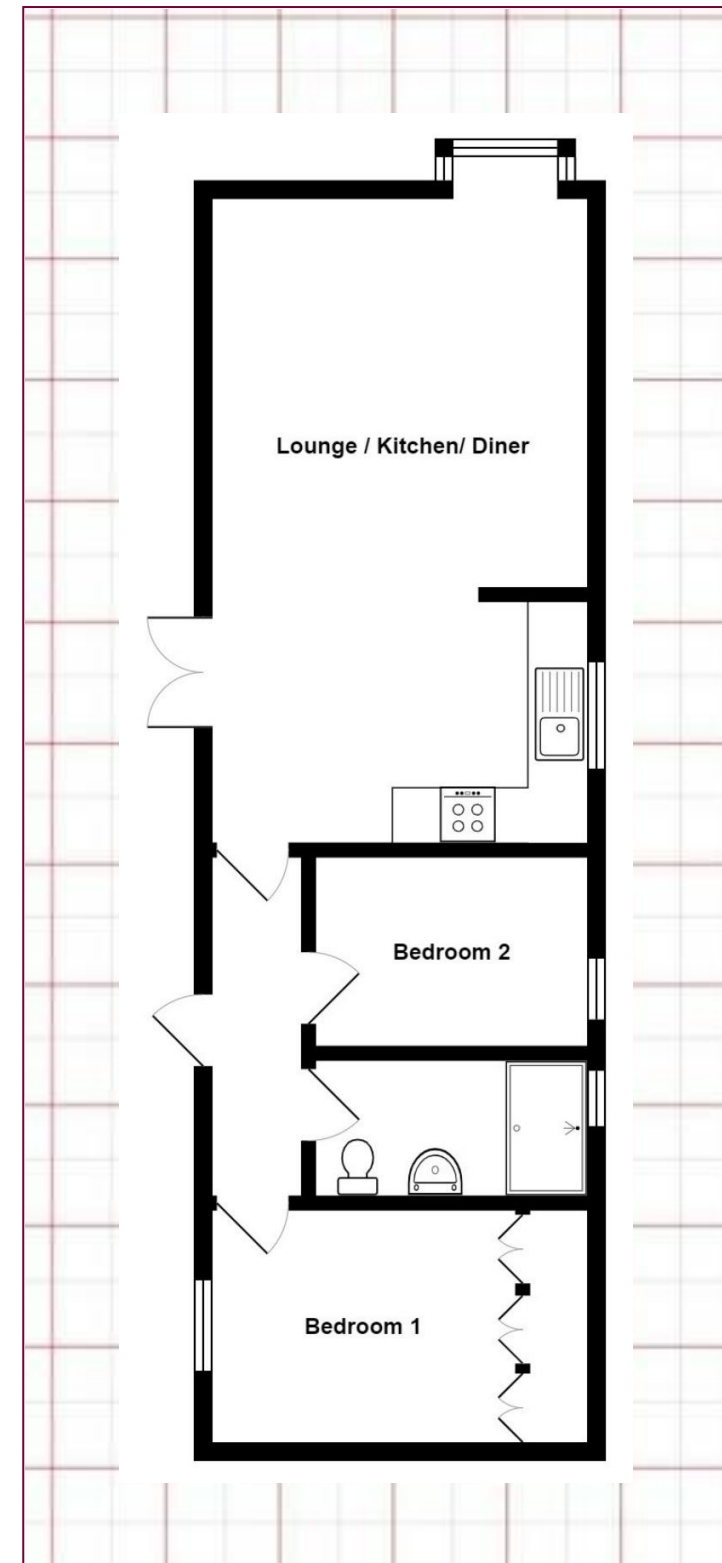
Living/Dining/Kitchen Area 22' 6" x 13' 0" (6.86m x 3.98m)

Bedroom 1: 11' 1" x 8' 2" (3.39m x 2.49m)

Bedroom 2: 9' 5" x 6' 7" (2.88m x 2.02m)

Shower Room: 9' 4" x 4' 7" (2.86m x 1.42m)

Lease Information: The vendor informs us that there is a lifetime lease, the ground rent is £260 pcm, the maintenance charge is £17 pcm including water rates and the current insurance charge is £15 pcm (arranged separately). We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.



## What the agent says... “,”

This contemporary detached park home has been modernised and is immaculately presented in a quiet village location between Bognor Regis and Chichester.

The accommodation comprises an entrance hall leading to a large open plan living space with sitting and dining areas and a fitted kitchen. The principal bedroom is a double and benefits from fitted wardrobes and there is a smaller second bedroom. The shower room is beautifully presented with a twin tray shower.

Externally the property has a parking space with further guest parking within the park. There is a secluded courtyard garden to the rear, kept low maintenance with pebbles and a concrete patio area for a table and chairs. There is also a useful storage shed.

