



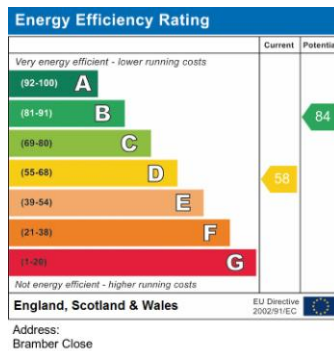
**Book a Viewing**

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# Clarkes

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**£200,000**

**Freehold**

**Bramber Close, Bognor Regis, PO21 5PF**



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- Two Bedrooms
- Mid Terraced House
- Kitchen / Breakfast Room
- First Floor Sitting Room
- Family Bathroom
- Covered Parking Area



## Accommodation

Hall: 9' 1" x 6' 8" (2.78m x 2.05m)

Kitchen / Breakfast Room: 15' 10" x 9' 6" (4.85m x 2.90m)

Store Room: 9' 2" x 6' 0" (2.81m x 1.83m)

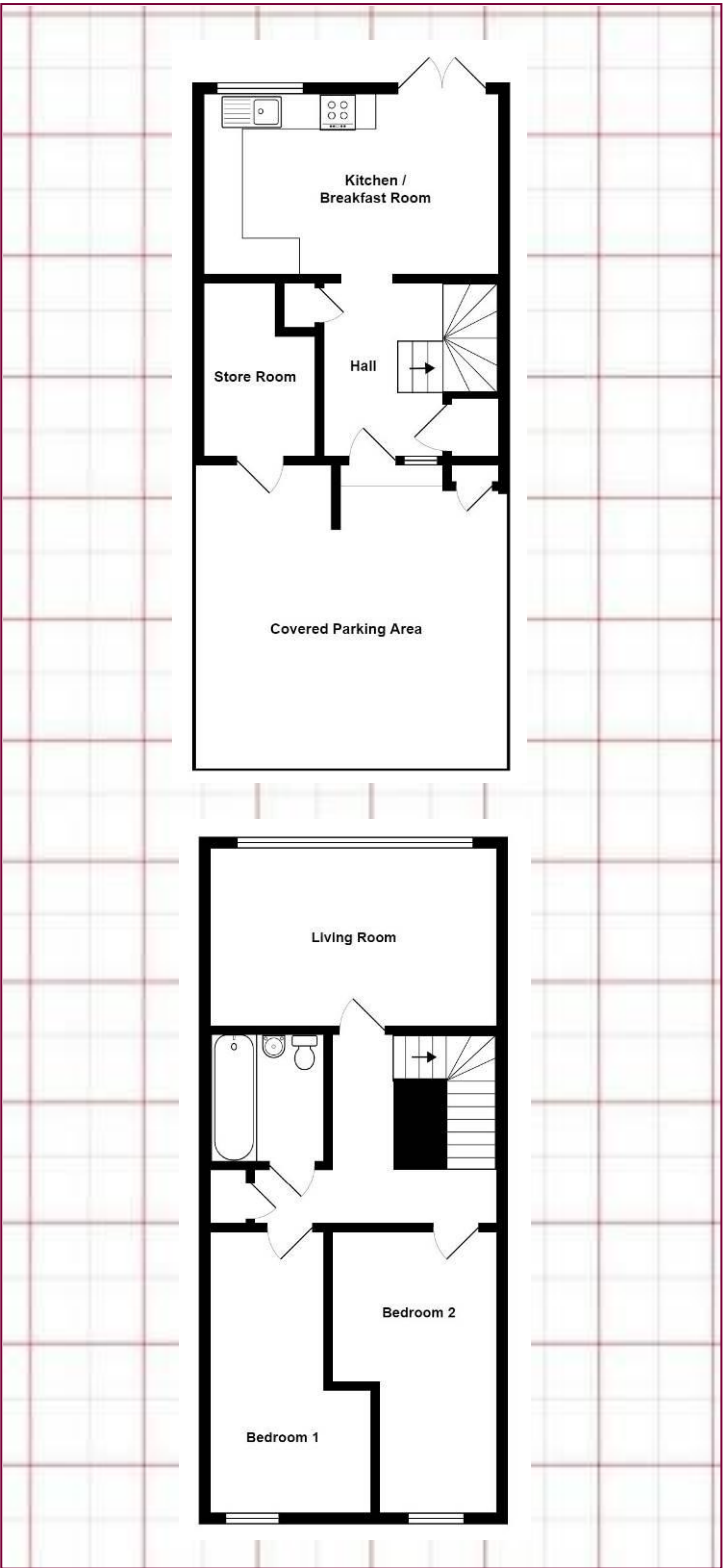
Covered Parking Area: 16' 0" x 15' 11" (4.88m x 4.86m)

Living Room: 15' 10" x 10' 1" (4.85m x 3.09m)

Bedroom 1: 16' 3" x 9' 2" (4.97m x 2.80m) at widest points

Bedroom 2: 16' 3" x 9' 2" (4.96m x 2.80m) at widest points

Bathroom: 7' 6" x 6' 4" (2.30m x 1.94m)



## What the agent says... “,,

Located in a quiet no-through road, conveniently positioned for West Meads shopping precinct and Nyewood Primary and Junior schools. The Arena Sports Centre and The Regis secondary school are also nearby. This quirky two bedroom home features a covered parking area and an externally accessed store room. Whilst the property is presented in good decorative order, there is scope to enlarge and improve as required.

The accommodation comprises a spacious entrance hall with several storage cupboards, there is a large kitchen and dining room on the ground floor with French doors leading to the rear garden. To the first floor the central hall leads to a light and airy sitting room, there are two double bedrooms and a family bathroom.

The attractive east facing gardens have been landscaped with a patio area to the rear of the house, a small lawn with flower and mature shrub borders and a decking area at the far end of the garden. There is a rear gate providing access straight into the garden from a footpath. Finally, there is a well-constructed timber shed.

Many of the neighbouring properties have built a garage or a reception room into the covered parking area and there would be scope to similarly enlarge this property (subject to the necessary planning consent).

