



Book a Viewing

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Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs (82-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	86 68
England, Scotland & Wales Address: Alfriston Close	

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Asking Price Of

£270,000

Freehold

Alfriston Close, Felpham, Bognor Regis, PO22 6QB



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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.



What the agent says... “,,

Clarkes Estates are delighted to offer this end of terrace bungalow situated in a quiet cul-de-sac in the popular village of Felpham. The property has been well loved by the current owners and could now benefit from some modernisation.

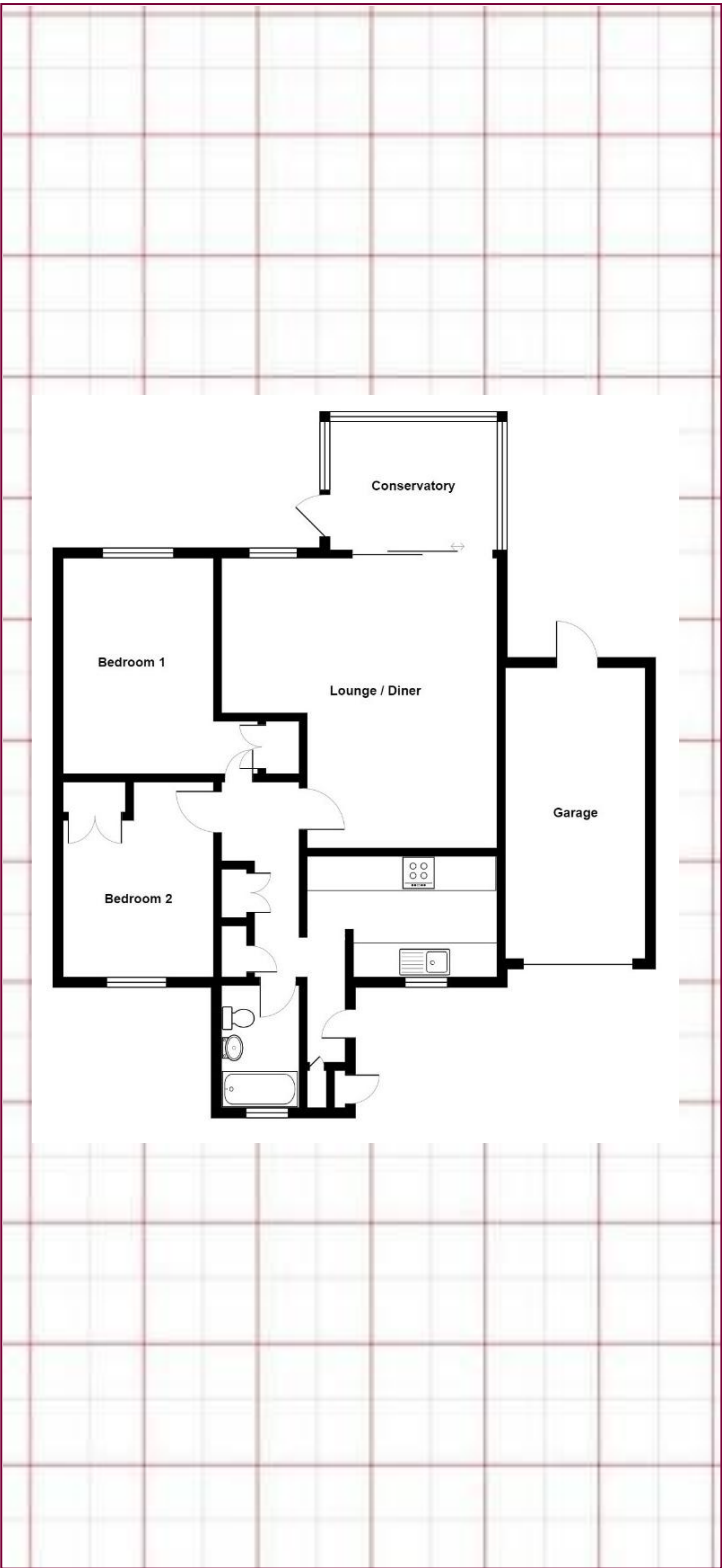
The accommodation comprises a hallway with built in coat cupboard and airing cupboard and leads to all the principal rooms. The kitchen looks towards the front of the building. There is a large L-shaped sitting and dining room with sliding doors to a conservatory extending into the garden. The two double bedrooms both benefit from built in wardrobes and are served by a family bathroom.

The property benefits from an unusually large plot and garden for this road, as the garden extends behind the two adjoining garages, the nearest of which belongs to number 31. The garage has rear access into the garden and there is a driveway in front for additional parking.

The property has gas-fired central heating and double glazing and is offered for sale with no forward chain.



- Two Double Bedrooms
- End of Terrace Bungalow
- Large Lounge/Dining Room
- Fitted Kitchen
- Garage
- Cul-de-Sac Location



Accommodation

Lounge / Diner: 17' 5" x 15' 10" (5.31m x 4.85m)

Kitchen: 11' 5" x 7' 2" (3.48m x 2.19m)

Conservatory: 10' 1" x 7' 8" (3.08m x 2.35m)

Bedroom 1: 12' 10" x 9' 5" (3.92m x 2.89m)

Bedroom 2: 11' 8" x 8' 11" (3.58m x 2.74m)

Bathroom: 6' 11" x 5' 6" (2.12m x 1.68m)

Garage: 17' 5" x 8' 4" (5.32m x 2.56m)

