

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£225,000

Freehold

Robinson Close, Selsey, PO20 0FD



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address:		Robinson Close	



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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.

Service you deserve. People you trust.

01243 861344



- Two Double Bedrooms
- First Floor Apartment
- Large Living/Dining Room
- Garden
- Garage & Parking Space
- Freehold



## Accommodation

Lounge / Diner: 16' 6" x 11' 9" (5.03m x 3.59m)

Kitchen: 8' 11" x 9' 7" (2.74m x 2.93m)

Bedroom 1: 12' 7" x 9' 9" (3.85m x 2.99m)

Bedroom 2: 6' 7" x 13' 6" (2.01m x 4.12m)

Bathroom: 6' 10" x 5' 9" (2.09m x 1.76m)



## What the agent says... “”

An exciting opportunity to acquire this wonderful first floor two bedroom apartment on the Chichester side of Selsey.

Boasting a garden, garage, parking space and its own front door, this delightful flat was newly built in the noughties and is still lived in by its original owner. At the top of the stairs you enter the surprisingly large double aspect living / dining room with plenty of space for a 3 piece suite and a dining table. The kitchen is modern and well-appointed and the bathroom is also well fitted with the added benefit of a shower over the bath. Both bedrooms are doubles with the master bedroom having that extra bit of space for wardrobes.

The garage and aforementioned parking space are directly to the left of the property with side access to a fully enclosed rear garden solely for the use of the property.

Easily commutable to Chichester and only moments from the beach, what are you waiting for?

