

Clarkes

Estate Agents & Lettings Agents

Guide Price

£475,000

Freehold

Outerwyke Road, Bognor Regis, PO22 8HX



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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79

EU Directive 2002/91/EC
England, Scotland & Wales

Follow us on

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



- Semi-Detached Family Home
- Living/Dining/Kitchen Room
- Separate Sitting Room
- 3 Bedrooms
- Utility Room
- Garage & Off-Road Parking



Accommodation

Porch: 8' 5" x 3' 0" (2.58m x 0.92m)

Entrance Hall: 10' 11" x 9' 1" (3.35m x 2.77m)

Sitting Room: 14' 2" x 11' 2" (4.33m x 3.41m)

Living/Kitchen/Dining Room: 22' 3" x 20' 4" (6.79m x 6.20m)

Utility Room: 10' 7" x 7' 2" (3.25m x 2.19m)

Shower Room: 7' 3" x 5' 9" (2.21m x 1.77m)

Bedroom 1: 14' 1" x 11' 1" (4.31m x 3.40m)

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

Bedroom 3: 8' 9" x 6' 9" (2.68m x 2.06m)

Bathroom: 7' 5" x 5' 8" (2.28m x 1.73m)

Garage: 14' 4" x 7' 11" (4.38m x 2.43m)

Council Tax Band: D

What the agent says... “,”

Located in a desirable tree lined road in Felpham, this three-bedroom family home benefits from a huge south facing rear garden, ample parking and a modern open plan living space. The property has been owned by the same family since it was built, so this is the first time it has come to the market. It has been improved in recent years with a large rear extension off the back of what would have been the kitchen and dining room.

This has been combined into an expansive open plan kitchen, living and dining room, with a lovely country kitchen with larder cupboard, Rangemaster cooker and breakfast bar. The room also features a dual aspect wood burning stove a lantern skylight and bi-folding doors overlooking the south-facing gardens. Sliding double doors open into a separate sitting room. The remaining ground floor accommodation comprises a porch, entrance hall, utility room with access to the garden, garage and a downstairs shower room.

To the first floor the central landing leads to the three good sized bedrooms and the family bathroom. Two of the bedrooms are generous doubles with the third being a large single or small double.

Externally, the property offers driveway parking for several vehicles, as well as the garage and it can comfortably fit a campervan if required. The property is nicely set back from the road and there is a front lawn. To the rear the unusually large south-facing gardens are mainly laid to lawn, with some mature trees and a wild garden area. There is also a timber shed.

Overall, this is a well-presented property and we believe it would be a perfect for families or keen gardeners. Viewings are highly recommended to appreciate all it has to offer.

