



All enquiries Ref: James Paterson



- Freehold semi-detached bungalow requiring modernisation
- Full vacant possession

**Location:**

The property is situated on Clarence Avenue between its junction's with Courtwick Road and Grand Avenue. Public transport links include Littlehampton mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A259 and A27. Shopping amenities can be found locally within Littlehampton with an extensive range of shops, bars and restaurants being found in Worthing and Bognor Regis. Recreational pursuits can be found locally at the open spaces of Mewsbrook Park, Littlehampton Marina, Littlehampton Golf Club and West Beach.

**Description:**

Freehold semi-detached bungalow requiring modernisation with front driveway and rear garden.

**Accommodation:**

First floor: Loft room  
 Ground floor: One bedroom, dining room/bedroom 2, reception room, hallway, kitchen/diner, shower room/WC  
 Outside: Front driveway and rear garden

**EPC rating:** D

**Council Tax Band:** C

**Potential:**

The property may be suitable for first floor loft mansard extension to provide additional bedrooms, subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

