

Clarkes

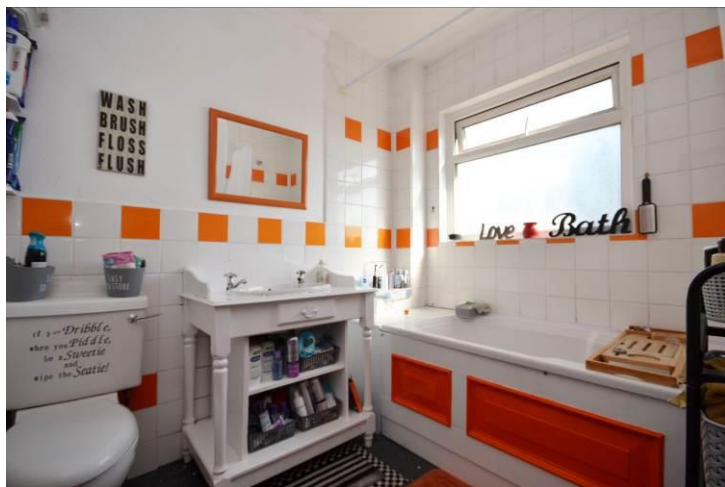
Estate Agents & Lettings Agents

Offers In The Region Of

£300,000

Freehold

30 Havelock Road, Bognor Regis, PO21 2HA



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		82
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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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.

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01243 861344



- Semi-Detached Family Home
- Three Bedrooms
- Open Plan Kitchen/Diner
- Large Bathroom
- Enclosed Rear Garden
- Off Road Parking



Accommodation

Hall: 6' 2" x 14' 8" (1.89m x 4.48m)

Lounge: 11' 2" x 11' 9" (3.41m x 3.59m)

Kitchen Area: 12' 3" x 6' 2" (3.75m x 1.89m)
 Dining Area: 13' 11" x 10' 11" (4.26m x 3.34m)
 Overall Kitchen/Dining Area: 13' 11" x 17' 7" (4.26m x 5.37m)

Stairs / Landing: 12' 7" x 7' 2" (3.86m x 2.20m)

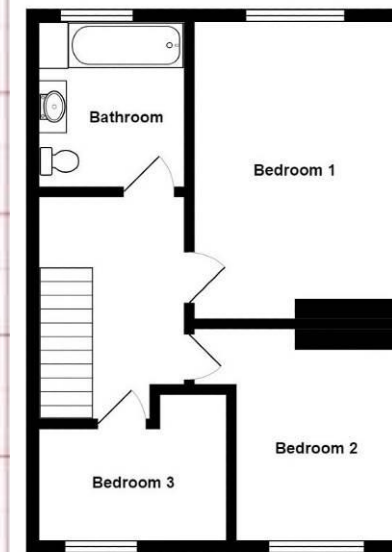
Bedroom 1: 10' 0" x 14' 0" (3.07m x 4.27m)

Bedroom 2: 11' 1" max x 11' 7" (3.38m x 3.55m)

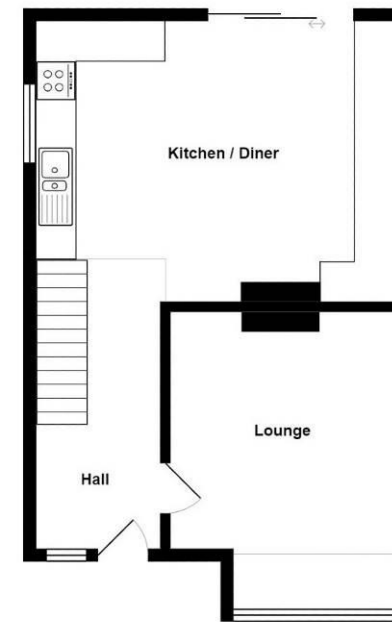
Bedroom 3: 9' 5" x 6' 11" max (2.89m x 2.11m)

Bathroom: 7' 3" x 8' 2" (2.21m x 2.49m)

Council Tax Band: C



First Floor
 Total Area: 42.3 m² ... 455 ft²
 All measurements are approximate and for display purposes only



Ground Floor
 Total Area: 45.9 m² ... 494 ft²
 All measurements are approximate and for display purposes only
 Floorplans created by Clarke's Estates 01243 861344



What the agent says... “,,

Located approximately 300m to Bognor Regis town centre is this 1930's semi-detached family home with off road parking for one vehicle at the front.

The accommodation comprises entrance hall, lounge, open plan kitchen/dining room, main bedroom, two further single bedrooms and a large bathroom. The layout has been adjusted resulting in a large open plan area to the ground floor and an unusually large bathroom.

Outside the front is laid to block paving creating off road parking for one vehicle and the rear garden, which is a comfortable 7.4m wide x 15m deep, has two raised decking areas enclosed by walls and fences and has a large garden shed that will be remaining.

The property had an upgraded roof in February 2023, has double glazing, gas central heating and is offered for sale with no forward chain. Viewings are highly recommended.

