



# Clarkes

Estate Agents & Lettings Agents

Asking Price Of  
**£425,000**  
**Freehold**

**Pryors Lane, Bognor Regis, PO21 4LH**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**http://www.clarkesestates.co.uk**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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*Service you deserve. People you trust.*

**01243 861344**



## What the agent says... “,,

Located in a popular residential area in Pryors Lane and nestled among other similar bungalows, is this exceptionally well-presented semi-detached bungalow.

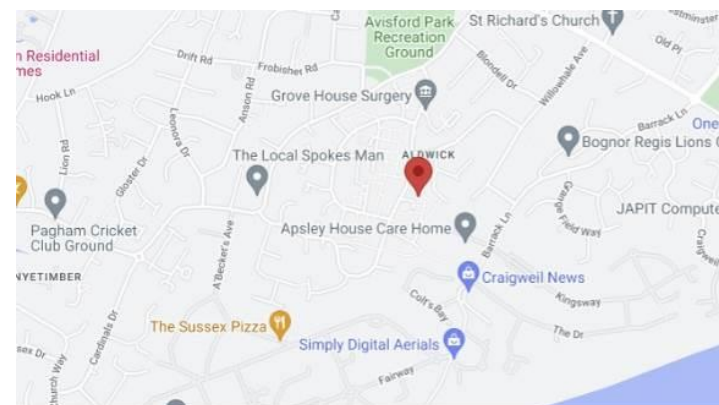
The accommodation comprises entrance hall, lounge which is open plan to the dining room, kitchen, side lean-to, WC, three bedrooms, bathroom, separate WC, conservatory and garage.

Internally the property has been updated and includes a modern white kitchen with raised built-in oven, gas heating and air filtration, and a very smart bathroom with stylish grey tiles, shower over bath, wash hand basin and a separate WC room. There is a modern conservatory which is accessed via Bedroom 2 and comes with its own ceiling blinds.

Outside, the garage has an electric roller door and another door to the garden.

The rear garden itself is well looked after with the potting shed and summer house remaining and is smartly presented with a variety of trees and shrubs and an ornate pergola. Side access is via the paved patio and the side lean-to conservatory.

We think this is one of the best examples of a home in its class and recommend viewings.



- Semi-Detached Bungalow
- Three Bedrooms
- Modern Kitchen
- Lounge & Dining Room
- Conservatory
- Garage



## Accommodation

Hall: 5' 6" x 11' 1" (1.69m x 3.39m)

Lounge: 12' 11" x 18' 4" (3.96m x 5.60m)

Dining Room: 8' 7" x 8' 7" (2.64m x 2.63m)

Kitchen: 8' 7" x 13' 9" (2.63m x 4.21m)

Lean-to: 14' 11" x 3' 9" (4.55m x 1.16m)

WC: 4' 0" x 2' 6" (1.24m x 0.77m)

Bedroom 3: 9' 10" x 7' 11" (3.02m x 2.43m)

Bedroom 1: 11' 3" x 12' 11" (3.43m x 3.96m)

Bathroom: 5' 5" x 8' 7" (1.66m x 2.62m)

WC: 5' 6" x 2' 8" (1.69m x 0.82m)

Bedroom 2: 8' 11" x 12' 11" (2.74m x 3.94m)

Conservatory: 14' 3" x 7' 11" (4.35m x 2.43m)

Rear Garden: 37' 0" x 32' 9" (11.3m x 10m)

Garage: 17' 5" x 10' 0" (5.31m x 3.06m)

Council Tax Band: E

