



Clarkes

Estate Agents & Lettings Agents

Asking Price Of
£450,000
Freehold

99 Sunningdale Gardens, Bognor Regis, PO22 9LE



Book a Viewing

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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			
			80
		47	

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.

Service you deserve. People you trust.

01243 861344



- Five Bedroom Family Home
- Potential to Improve
- Cul-de-Sac Location
- Conservatory
- Master Bedroom with Ensuite
- Garage & Large Driveway



Accommodation

Living Room: 18' 9" x 11' 11" (5.73m x 3.65m)

Dining Room: 11' 1" x 9' 7" (3.40m x 2.94m)

Kitchen: 12' 2" x 10' 0" (3.73m x 3.07m)

Family Room: 8' 11" x 8' 10" (2.74m x 2.71m)

Conservatory: 10' 9" x 8' 7" (3.30m x 2.63m)

Bedroom 1: 9' 10" x 8' 6" (3.00m x 2.60m)

Bedroom 2: 10' 4" x 8' 6" (3.16m x 2.60m)

Bedroom 3: 12' 2" x 10' 2" (3.72m x 3.10m)

Bedroom 4: 6' 3" x 6' 11" (1.93m x 2.13m)

Bedroom 5: 10' 1" x 12' 3" (3.08m x 3.74m)

Council Tax Band: E

What the agent says... “,”

We are pleased to offer this five-bedroom detached family home with the potential to improve and refurbish. Brilliantly located at the bottom of a quiet cul-de-sac neighbouring Rowan Way and conveniently situated close to several amenities including local schools and convenience stores. There are also great transport links nearby with the North Bersted bypass adjoining the A259 to Chichester.

The accommodation comprises an entrance porch, entrance hall, generous living room, conservatory leading to the garden, cloakroom, reception room, and separate dining area leading to the kitchen.

To the first floor are five bedrooms; the master bedroom overlooking the rear garden and benefitting from a fitted wardrobe and ensuite. There is also a family bathroom off the landing.

The property has a large driveway to the front offering parking for multiple vehicles and garage with an access entrance from the garden. The rear garden is laid to lawn.

Viewings are highly recommended to appreciate all this spacious house has to offer and its great potential. We believe it is a fantastic opportunity for someone who is looking for a project to make a family home their own.

