



Clarkes

Estate Agents & Lettings Agents

Guide Price
£300,000
Freehold

Madeira Avenue, Bognor Regis, PO22 8DF



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		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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 Bungalow
- Three Bedrooms
- Lounge/Dining Room
- Shower Room & Separate WC
- Garage & Off Road Parking
- Generous Garden



Accommodation

Entrance Hall

WC: 2' 5" x 4' 3" (0.76m x 1.32m)

Shower Room: 4' 5" x 8' 3" (1.36m x 2.52m)

Lounge / Diner: 21' 7" x 9' 5" (6.60m x 2.89m)

Kitchen: 9' 11" x 8' 2" (3.03m x 2.51m)

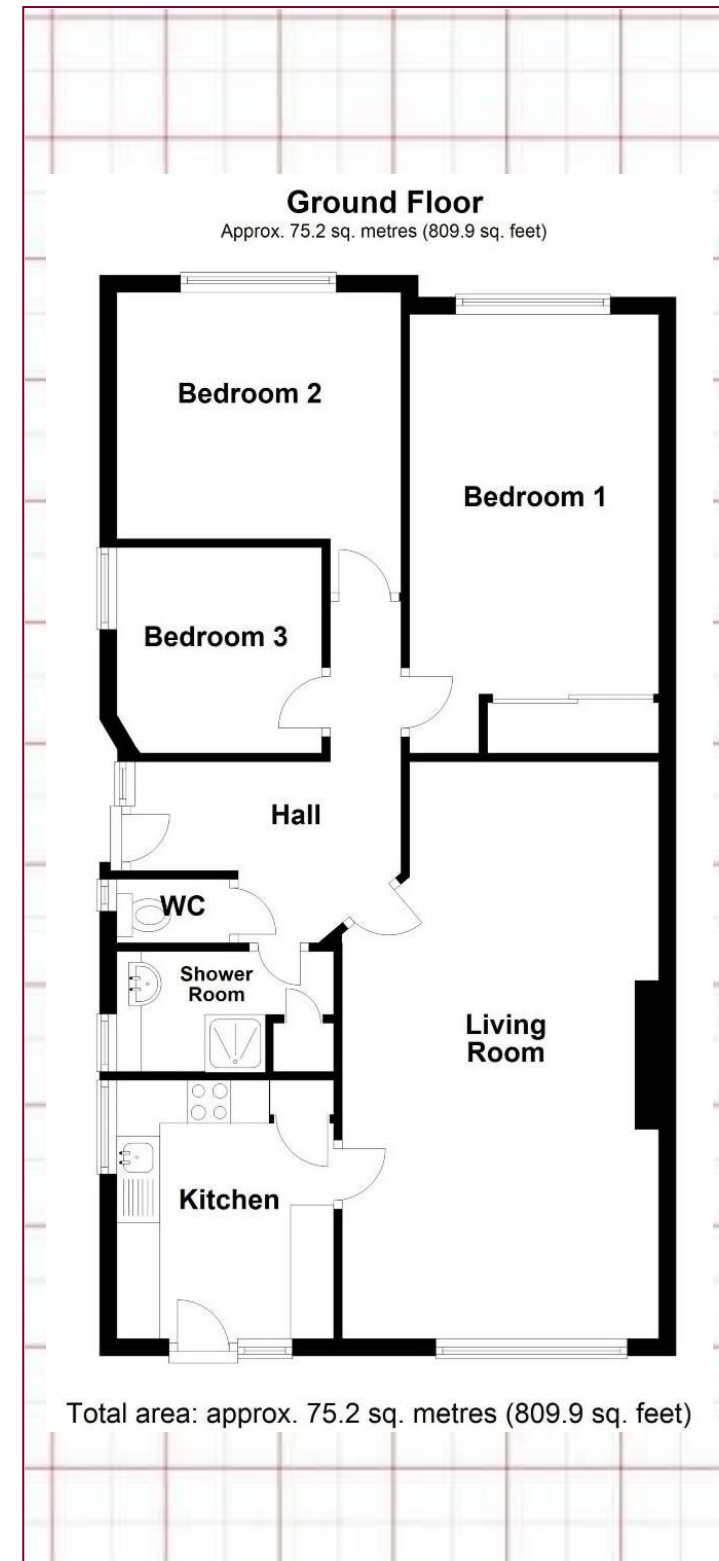
Bedroom 3: 8' 10" x 7' 6" (2.70m x 2.29m)

Bedroom 2: 10' 10" x 9' 4" (3.31m x 2.87m)

Bedroom 1: 17' 2" x 9' 5" (5.24m x 2.89m)

Rear Garden: 65' 7" x 29' 6" (20.00m x 9.00m)

Council Tax Band: D



What the agent says... “,”

Offered for sale with no forward chain is this 3-bedroom semi-detached bungalow located in Madeira Avenue, opposite the local convenience store.

The accommodation comprises entrance hall, lounge/dining room, kitchen, 3 bedrooms, shower room, WC, garage and off-road parking. Internally the property would benefit from some modernisation to include the kitchen, shower room and general décor. Replacement gas central heating was fitted in 2021 and the property has (older) double glazed windows.

Externally, the front garden is supported by a drop kerb, driveway, and we observe that several neighbouring properties have converted the front entirely to off road parking. The rear is a generous 20m x 9m (approx.), can be accessed from the side and houses a prefab style garage.

Overall, we believe the property would suit an enthusiastic DIY'er and represents an excellent value-for-money proposition. Viewings recommended.

