



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£350,000
Freehold

167 Chichester Road, Bognor Regis, PO21 5AF



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(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			



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IMPORTANT NOTICE
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01243 861344



- Semi-Detached Family House
- South Aspect Rear Garden
- Modern Kitchen & Bathroom
- Immaculate Decorative Order
- Jack 'n' Jill Bathroom
- Conservatory



Accommodation

Entrance Hall

Lounge 3.17m x 7.84m into bay (10'4" x 25'8")

Kitchen 3.1m x 2.12m (10'2" x 6'11")

Conservatory 2.7m x 2.69m (8'10" x 8'9")

Study/Utility Room 1.26m x 4.45m (4'1" x 14'7")

Bedroom 1 3.66m x 3.17m (12'0" x 10'4")

Bedroom 2 3.66m x 3.17m (12'0" x 10'4")

Bedroom 3 2.45m x 2.12m (8'0" x 6'11")

Bathroom

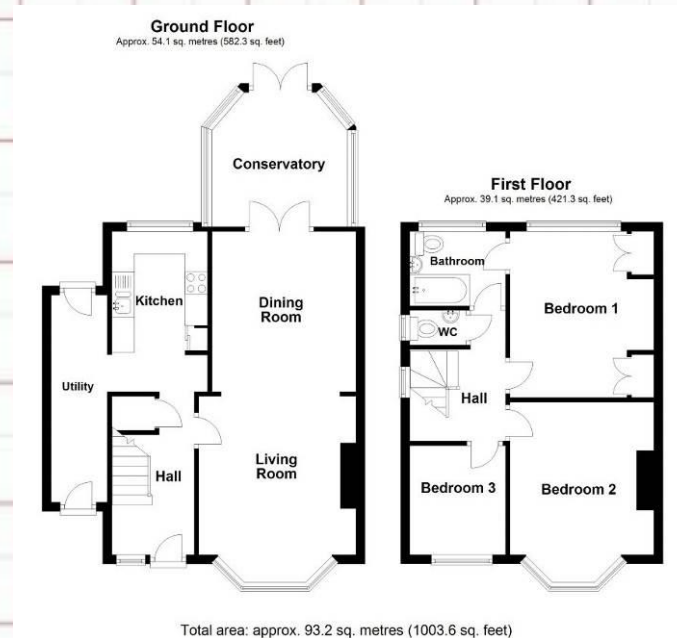
Council Tax Band: C

What the agent says... “,,

This immaculate three-bedroom 1930's semi-detached family home is located conveniently on the outskirts of the town centre. Local shops and amenities are even closer, the train station is approximately a 15 minute walk, and both primary and secondary schools are approximately a 10 minute walk. There are several major retailers including Tesco, Sainsbury's and M&S nearby, and for the children or dog walkers a playing field is located very close as well. This house has a real 'homely' feel about it and is offered in excellent decorative order.

The bathroom is modern and has a Jack 'n' Jill access from the landing and master bedroom. There are fitted wardrobes to the master bedroom.

Externally there is a front garden giving off road parking for two cars and a high hedge providing privacy. The sunny rear garden is south facing and has been landscaped with raised beds in the centre of the garden.



The accommodation comprises an entrance hall, lounge/diner with log burner that is remaining, which in turn opens to a conservatory accessing a feature south facing rear garden. The kitchen was replaced in 2020 and is fitted with modern units and provides access to the utility room/study.

The landing has a stained-glass window, access to a boarded loft and access to two double bedrooms and one single bedroom.

