

34 Applegate Way, Bognor Regis, West Sussex PO21 5GB



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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



- Three Double Bedrooms
- Additional Reception Room
- Large Lounge/Dining Room
- Two Bathrooms
- Off Road Parking
- Small Modern Development



Accommodation

Lounge/Dining Room - 4.5m x 4.2m (14'9" x 13'9")

Additional Reception Room - 5.74m x 2.74m (18'9" x 8'11")

Kitchen - 3.45m x 1.99m (11'3" x 6'6")

Downstairs WC - 2m x 1.93m (6'6" x 6'3")

Bedroom 1 - 3.22m x 3.28m (10'6" x 10'9")

Ensuite - 1.57m x 1.7m (5'1" x 5'6")

Bedroom 2 - 4.01m x 3.27m (13'1" x 10'8")

Bedroom 3 - 3.05m x 4.03m into recess (10'0" x 13'2")

Bathroom - 3.05m x 1.71m (10'0" x 5'7")

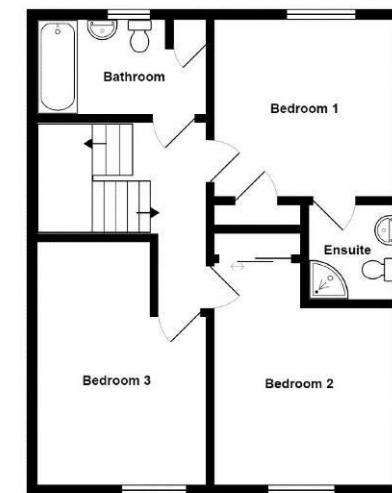
Council Tax: Band C

What the agent says... “,”

A quintessential family home located in a friendly, quiet cul-de-sac within an exclusive development on the outskirts of the town centre. Not only is this property offered in tip-top condition, but it has been much improved by the first and current owner.

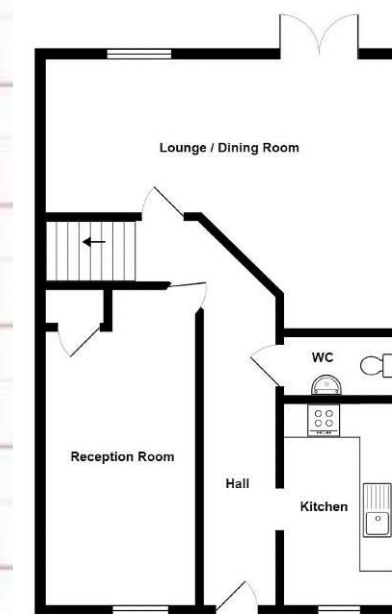
Apart from the three double bedrooms, it also has a large additional room downstairs, perfect to run a business or simply more space for the family to enjoy. The rear garden has been landscaped with two areas, ideal for those gatherings in the warmer months.

The current owners really love the friendliness of the neighbours, and the communal green opposite is ideal for children to play. Schools are a short walk away as are local shops.



Total Area: 55.1 m² ... 593 ft²

All measurements are approximate and for display purposes only



Total Area: 63.0 m² ... 676 ft²

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Floorplans created by Clarkes Estates 01243 861344

