

1 Newhall Close, Bognor Regis, PO21 5RG



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			
		49	78

EU Directive 2002/91/EC
 England, Scotland & Wales



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IMPORTANT NOTICE
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01243 861344



- **Detached Bungalow**
- **Chain Free Purchase**
- **Potential to Extend**
- **Integral Garage**
- **Popular Location**



Accommodation

Lounge 5.41m x 3.62m (17'8" x 11'10")

Kitchen 3.29m x 3.51m (10'9" x 11'6")

Dining Room 3.09m x 3.32m (10'1" x 10'10")

Bathroom 2.53m x 1.76m (8'3" x 5'9")

Downstairs WC 1.78m x 0.78m (5'10" x 2'6")

Bedroom 1 3.65m x 3.62m (11'11" x 11'10")

Bedroom 2 3.45m x 3.68m (11'3" x 12'0")

Bedroom 3 2.89m x 2.58m (9'5" x 8'5")

Shower Room 3.58m into shower recess x 1.48m max (11'8" x 4'10")

Garage 4.94m x 2.65m (16'2" x 8'8")

Council Tax Band: E

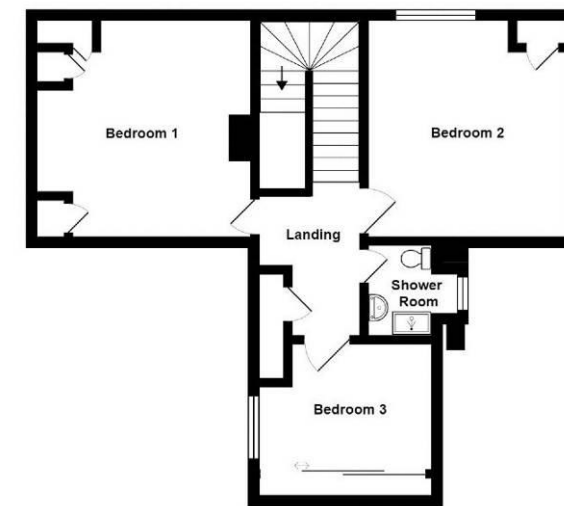
What the agent says... “,”

Located in the favoured area of Aldwick in a dominant position at the entrance to a popular cul-de-sac, this detached house is within walking distance from the beaches of Aldwick.

Offered with the benefit of no forward chain, the internal accommodation comprises entrance hall, downstairs WC, lounge, dining room, kitchen, first floor landing, 3 bedrooms and shower room/WC.

Externally the gardens are to the front, side and rear which suggests a possible extension subject to the necessary consents, garage and off-road parking.

From Aldwick there are bus routes to many of the towns and cities along the south coast from Southampton to Brighton.



Total Area: 46.4 m² ... 500 ft²
All measurements are approximate and for display purposes only



Total Area: 75.8 m² ... 816 ft²
All measurements are approximate and for display purposes only
Floorplans created by Clarkes Estates 01243 861344

