



Clarkes

Estate Agents & Lettings Agents

Asking Price
£450,000
Freehold

6a Lindsey Court, Bognor Regis, PO22 8JQ



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			
		57	74

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



- **Detached Bungalow**
- **Quiet Cul-de-Sac Location**
- **Sun Room**
- **Triple Aspect Living Room**
- **Kitchen/Diner**
- **Off Road Parking**



Accommodation

Living Room 6.49m x 3.36m (21'3" x 11'0") Triple Aspect

Sun Room 2.44m x 3.63m (8'0" x 11'10")

Kitchen/Diner 4.95m x 3.08m (16'2" x 10'1") plus recess

Utility Room 2.69m x 1.75m (8'9" x 5'8")

Bedroom 1 3.42m x 2.66m (11'2" x 8'8")

Bedroom 2 3.08m x 3.22m (10'1" x 10'6")

Bedroom 3 2.43m x 2.37m (7'11" x 7'9")

Bathroom 2.07m x 2.1m (6'9" x 6'10")

WC 1.72m x 0.87m (5'7" x 2'10")

Council Tax Band: D



What the agent says... “,”

A delightful double fronted detached bungalow set in an idyllic location in a cul-de-sac enjoying a great deal of seclusion. The versatile accommodation includes an extension which has made better use of the garage.

The accommodation comprises entrance hall, triple aspect living room, sunroom with wrap around garden views, kitchen/diner, separate utility room, 3 bedrooms, bathroom, separate WC and off road parking.

Felpham village offers a good range of facilities and shops including butcher, deli, cafes, pubs and restaurants. The beach and golf course are close by, as is the A259 with easy access to other towns and cities along the coast. Bus routes also pass close by connecting to the towns and train stations.

