

# Clarkes

Estate Agents & Lettings Agents

Asking Price

£350,000

Freehold

5 Wakefield Way, Aldwick, Bognor Regis, PO21 3RS



## Book a Viewing

01243 861344

Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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 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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- Semi-Detached Bungalow
- Popular Aldwick Location
- No Forward Chain
- Three Bedrooms
- Garage & Off Road Parking



## Accommodation

Hall - 3.61m x 1.98m (11'10" x 6'5") at widest point

WC - 1.73m x 0.77m (5'8" x 2'6")

Bedroom 2 - 2.95m x 2.44m (9'8" x 8'0")

Bedroom 1 - 4.5m x 2.77m (14'9" x 9'1")

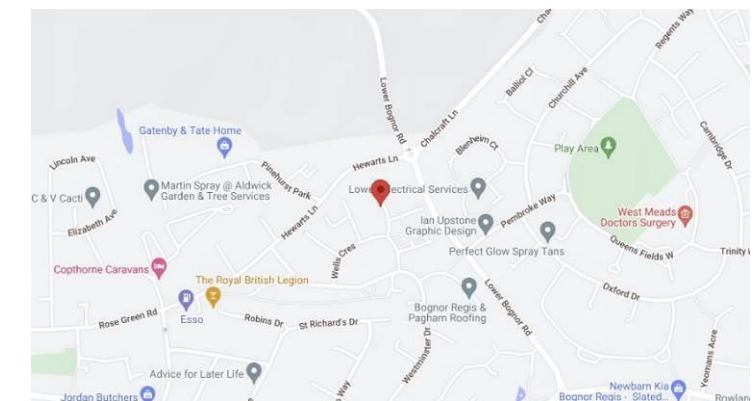
Bathroom - 1.51m x 1.7m (4'11" x 5'6")

Lounge/Diner - 3.71m x 6.23m (12'2" x 20'5")

Bedroom 3 - 2.67m x 2.32m (8'9" x 7'7")

Kitchen - 2.86m x 3.14m (9'4" x 10'3")

Council Tax Band: C



## What the agent says... “,”

Located on the popular Westminster Drive estate and offered for sale with no forward chain, is this 3-bedroom semi-detached bungalow with a garage and off road parking.

The accommodation comprises porch, hall, large lounge with access to a second reception room / third bedroom, kitchen, main bedroom, second double bedroom, bathroom and separate WC.

The property is a little dated with warm air vent heating, older style double glazed windows and would benefit from updates to the kitchen, bathroom and general decor. We stress that the property is habitable and ready to go and would suit an enthusiastic DIY'er.

Outside, the front is laid to paving with parking to the side leading on to a garage (please note vehicle access to the garage is restricted due to the presence of a small front door porch). The rear garden is approximately 12.5m x 12m, enclosed by fencing and has a large patio leading on to the lawn.

Viewings are recommended.

