



Clarkes

Estate Agents & Lettings Agents

Asking Price

£290,000

Freehold

104 Hawthorn Road, Bognor Regis, PO21 2BG



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		64
(39-54)	E		
(21-38)	F	25	
(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.

Service you deserve. People you trust.

01243 861344



- Three Bedrooms
- Two Reception Rooms
- Garage & Off Road Parking
- Chain Free
- Low Maintenance Garden



Accommodation

- Entrance Hall - 3.75m x 1.83m (12'3" x 6'0")
- Living Room - 4.16m x 3.67m (13'7" x 12'0")
- Dining Room - 3.73m x 3.47m (12'2" x 11'4")
- Kitchen - 3.72m x 2.03m (12'2" x 6'7")
- Utility Room - 2.02m x 1.37m (6'7" x 4'5")
- Bedroom 1 - 3.69m x 3.68m (12'1" x 12'0")
- Bedroom 2 - 2.95m x 2.77m (9'8" x 9'1")
- Bedroom 3 - 3.8m x 2.18m (12'5" x 7'1")
- Bathroom - 1.82m x 1.77m (5'11" x 5'9")
- Council Tax Band: C

What the agent says... “,”

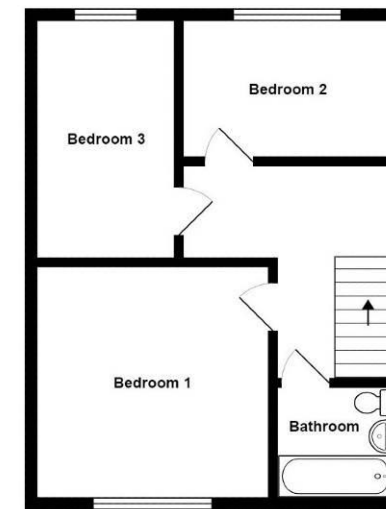
Located close to Bognor Regis town centre is this 1940's built semi-detached house offered for sale chain free with the added benefit of off-road parking and a garage.

On the ground floor the accommodation comprises an entrance hall, living room, dining room, kitchen and utility room. Upstairs there are three good size bedrooms and a family bathroom.

The property has central heating and double glazing, separate living room and dining room and paved gardens.

Buses pass by giving a service into town for easy access to Bognor town centre with its wealth of facilities. and also connections to other towns and cities along the south coast with Brighton to the east and Southampton to the west.

With the additional benefit of a chain free purchase, giving the buyer peace of mind that there is no onward chain which could complicate the sale process.



First Floor
Total Area: 43.4 m² ... 467 ft²



Ground Floor
Total Area: 49.9 m² ... 537 ft²
All measurements are approximate and for display purposes only
Floorplans created by Clarke's Estates 01243 861344

