



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£370,000
Feehold

12 St Johns Close, Bognor Regis, PO21 5RX



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
<http://www.clarkesestates.co.uk>

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Follow us on

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



- 2 Bedrooms
- Chain Free
- Garage & Driveway
- Gas Central Heating
- Sun Lounge



Accommodation

Entrance Lobby - 1.88m x 1.72m (6'2" x 5'7")

Kitchen - 3.63m x 2.72m (11'10" x 8'11")

Lobby - 1.73m x 1.18m (5'8" x 3'10")

Living Room - 4.85m x 3.71m (15'10" x 12'2")

Bathroom - 1.97m x 1.79m (6'5" x 5'10")

WC - 1.8m x 0.82m (5'10" x 2'8")

Bedroom One - 3.79m x 3.48m (12'5" x 11'5")

Bedroom Two - 3.32m x 2.87m (10'10" x 9'4")

Sun Lounge - 3.41m x 2.49m (11'2" x 8'2")



What the agent says... “,, Material Information:

Located in Westmeads. one of the most popular areas of Bognor Regis and sitting in a prime location within a quiet cul-de-sac is this 2 bedroom detached bungalow.

The property is offered for sale chain free and comprises; entrance lobby, inner hallway, kitchen with UPVC double glazing which leads to a lobby, bathroom, separate WC, living room, two bedrooms and a sun lounge leading out to the rear garden.

Externally, there is a private rear garden, front garden and a single garage with off road parking on the driveway.

Westmeads is served with local bus services connecting you with Bognor Regis town centre, Chichester and towns and cities along the coast with ample amenities. Local shopping is only a short walk away.

Council Tax: D

Property Type: Detached Bungalow

Property Construction: Standard Construction

Electricity Supply: Mains Supply

Water Supply: Mains Supply

Drainage: Mains Drainage

Heating: Gas Central Heating

Broadband: There is currently no broadband connected to the property. However as of the 15th July 2024 the Ofcom website predicts that standard, superfast and ultrafast broadband is available in the area.

Mobile Signal/Coverage: As of the 15th July 2024 Ofcom Mobile Checker states that mobile coverage from EE, Three, O2 and Vodafone is likely

Parking: Off Road Parking On Driveway

