



**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 |         | 86        |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         | 69        |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |



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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.

# Clarkes

Estate Agents & Lettings Agents

**Offers In Excess Of**  
**£290,000**  
**Freehold**

**71 Willowhale Green, Aldwick, Bognor Regis, PO21 4LW**



*Service you deserve. People you trust.*

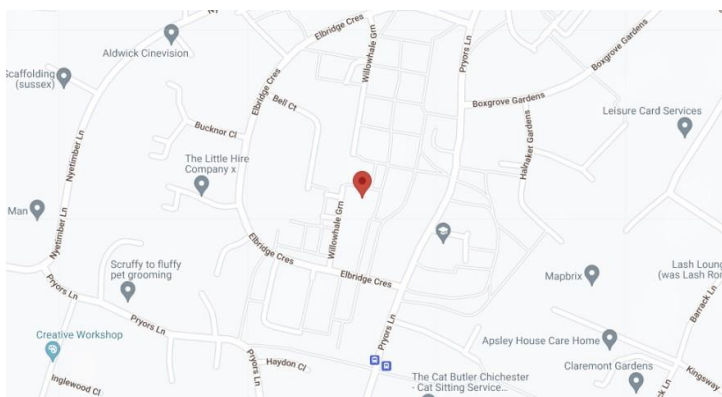
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## What the Agent says...

An extended semi-detached bungalow located in a quiet residential area of Aldwick and within walking distance of local amenities and Avisford Park. Bus routes pass by yards from the rear of the property with a bus stop very close by connecting to other towns with shopping, restaurants and leisure activities.

The accommodation comprises entrance hall, extended living/dining room, modern kitchen and shower room, two double bedrooms and the extra benefits of gas fired central heating, double glazing and no forward chain.



- Semi-Detached Bungalow
- Two Double Bedrooms
- Extended Living/Dining Room
- Modern Kitchen & Bathroom
- Quiet Location
- No Forward Chain



## Accommodation

Entrance Hall

Living/Dining Room - 9.06m x 3.14m (29'8" x 10'3")

Kitchen - 3.51m x 2.68m (11'6" x 8'9")

Bedroom 1 - 4.66m x 2.66m (15'3" x 8'8")

Bedroom 2 - 3.69m x 3.17m (12'1" x 10'4")

Shower Room - 2.29m x 1.63m (7'6" x 5'4")

## Material Information:

Council Tax: Arun District Council Band C

Property Type: The property is a purpose built.

Property Construction: Standard.

Electricity, Water, Drainage Supply: Mains.

Heating: Gas Fired Central Heating

Broadband Type: On 25/07/24 the Ofcom Website shows the area has Standard and Super-Fast as available.

Mobile Signal/Coverage: On 25/07/24 the Ofcom Website shows EE, Three, O2 and Vodafone as Indoor as LIMITED and Outdoor as LIKELY.

Parking: On Street

Restrictions:

