



Clarkes

Estate Agents & Lettings Agents

Asking Price

£315,000

Freehold

50 Highcroft Crescent, Glenwood, Bognor Regis, PO22 8DL



Book a Viewing

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

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (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.

Service you deserve. People you trust.

01243 861344



- Semi-Detached Bungalow
- Spacious Accommodation
- Two Double Bedrooms
- Breakfast Room & Sun Lounge
- Car Port & Driveway Parking
- No Forward Chain



Accommodation

Entrance Hall - 3.19m x 1.29m (10'5" x 4'2")

Bedroom 2 - 3.41m x 3.34m (11'2" x 10'11")

Bedroom 1 - 4.55m x 2.94m (14'11" x 9'7")

Bathroom - 2.37m x 2.24m (7'9" x 7'4")

Living Room - 5.09m x 3.8m (16'8" x 12'5")

Sun Lounge - 2.97m x 2.77m (9'8" x 9'1")

Kitchen - 3.22m x 2.4m (10'6" x 7'10")

Breakfast Room / Dining Room - 3.05m x 2.94m (10'0" x 9'7")

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

An extended semi-detached bungalow located in a popular residential location with a local convenience store and bus routes connecting to Bognor Regis town centre and other towns and cities along the coast.

The property is offered in good condition throughout, and its many benefits include living room with feature fireplace, sun lounge, modern fitted kitchen, breakfast/dining room, bathroom with separate shower and two double bedrooms. There is also loft space which is insulated and partly boarded with access via a retractable loft ladder. The gas combi boiler is located in the loft space.

Outside there are gardens to the front and rear, car port and off-road parking.

Additional benefits include double glazing, gas fired central heating and the major benefit of being chain free.

Council Tax: Arun District Council Band C
 Property Type: Purpose Built
 Property Construction: Standard
 Electricity, Water, Drainage Supply: Mains
 Heating: Gas Fired Central Heating
 Parking: Car Port & Driveway

On 10/09/2024 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up |
|-----------|--------------|----------|---------|
| Standard | ✓ | 12 mbps | 1 mbps |
| Superfast | ✓ | 62 mbps | 14 mbps |
| Ultrafast | x | | |

| Mobile | Indoor | | Outdoor | |
|----------|---------|---------|---------|--------|
| | Voice | Data | Voice | Data |
| EE | Limited | Limited | Likely | Likely |
| Three | Limited | Limited | Likely | Likely |
| O2 | Likely | Limited | Likely | Likely |
| Vodafone | Limited | Limited | Likely | Likely |

