





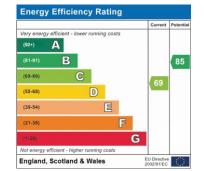






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What the agent says... " Material Information:

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.

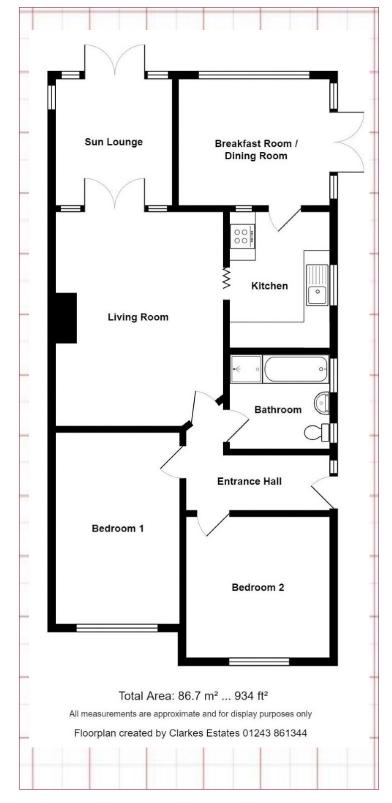
Council Tax: Arun District Council Band C Property Type: Purpose Built Property Construction: Standard Electricity, Water, Drainage Supply: Mains Heating: Gas Fired Central Heating Parking: Car Port & Driveway

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

Broadband	Availability	Max Down	Max Up
Standard	\checkmark	12 mbps	1 mbps
Superfast	\checkmark	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

- 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 - $2.37m \times 2.24m (7'9" \times 7'4")$

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")

