



53 Whiteways, Bognor Regis, PO22 9AT



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		56
(55-68)	D		
(39-54)	E		
(21-38)	F		56
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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 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.

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01243 861344



- Two Double Bedrooms
- Cottage Style End of Terrace
- Modern Kitchen
- Well Presented
- Gas Central Heating
- Ideal Starter Home



Accommodation

Entrance Hall

Living Room - 4.94m x 3.39m (16'2" x 11'1")

Kitchen - 3.62m x 2.76m (11'10" x 9'0")

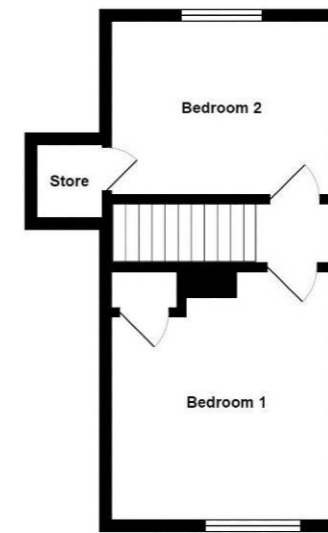
Shower Room

Utility Room - 2.81m x 1.68m (9'2" x 5'6")

Bedroom 1 - 3.84m x 3.4m (12'7" x 11'1")

Bedroom 2 - 3.83m x 2.67m (12'6" x 8'9")

Council Tax Band: B



First Floor
Total Area: 27.6 m² ... 297 ft²
All measurements are approximate and for display purposes only
Floorplans created by Clarkes Estates 01243 861344



Ground Floor
Total Area: 42.3 m² ... 456 ft²
All measurements are approximate and for display purposes only
Floorplans created by Clarkes Estates 01243 861344

What the agent says... “,”

A sought after two-bedroom end of terrace home located in a popular road on the outskirts of Bognor town centre. Local shopping amenities are available close to the property at North Bersted along with a medical centre and primary school. There are also large retail outlets within walking distance. Bus routes connecting Bognor to other towns and cities along the south coast can be found close by.



The accommodation comprises an entrance hall, living room, kitchen, shower room/WC, utility room, two bedrooms, front and rear gardens.



The property is well presented, has double glazing and gas fired central heating and would make an ideal starter home.

Similar properties to this have utilised the Utility area and extended to the rear. This would add considerable options subject to planning etc.

