









Book a Viewing

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ergy Efficiency Rating

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23 Havelock Road, Bognor Regis, PO21 2EZ





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Asking Price £400,000 Freehold

01243 861344



What the agent says... 44,, Material Information:

Located approximately 300m from Bognor Regis Town Centre is this well presented 3-bedroom semi-detached family home. The 1930's design provides large rooms (3 double bedrooms), tall ceilings, spacious halls and landings.

Extensions create a large porch to the front, a snug to the rear and utility to the side, all adding up to substantial accommodation which comprises porch, hall, living room, dining room, snug, kitchen, utility, 3 double bedrooms, bathroom, separate WC and garage to the side. The freestanding Rangemaster cooker in the kitchen will be remaining.

Outside is a low maintenance rear garden (the shed will be remaining) and off-road parking is in front of the garage which benefits from an electric roller door and courtesy door to the rear garden.

Overall, a terrific family style home that we recommend.

Note: The seller has in the last 18 months replaced the roof and laid laminate flooring to the downstairs.

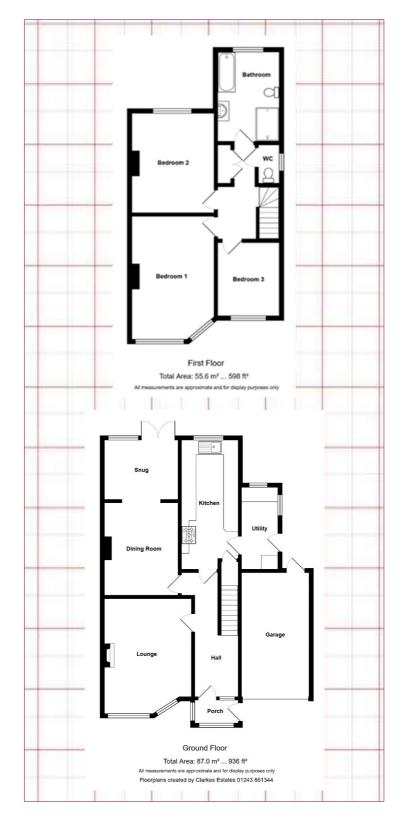
Council Tax: Arun District Council - Band D Property Type: Purpose Built Property Construction: Standard Electricity, Water, Drainage Supply: Mains Heating: Gas Parking: Garage and Driveway

Restrictions: None that we are aware of.

On 04/12/2024 information from the Ofcom Website shows:

Broadband		A	Availability		lax Down	Max Up	
Standard		,	\checkmark		6 mbps	1 mbps	
Superfast		,	\checkmark		9 mbps	20 mbps	
Ultrafast		,	\checkmark		000 mbps	220 mbps	
Mobile Indoor			Outdo		Outdoor	or	
	Voice		Data		Voice	Data	
EE	Limited		Limited		Likely	Likely	
Three	Likely		Likely		Likely	Likely	
O2	Likely		Likely		Likely	Likely	
Vodafone	Likely		Likely		Likely	Likely	

- Semi-Detached Family Home
- Three Double Bedrooms
- Kitchen & Utility Room
- Three Reception Rooms
- Bath & Shower Room
- Garage & Off Road Parking





Accommodation

Ground Floor

Porch - 1.12m x 2.03m (3'8" x 6'7") Hall - 2.03m x 4.97m (6'7" x 16'3") Lounge - 3.67m x 5.07m into bay window (12'0" x 16'7") Dining Room - 3.26m x 3.93m (10'8" x 12'10") Snug - 3.08m x 2.49m (10'1" x 8'2") Kitchen - 5.69m x 2.34m (18'8" x 7'8") Utility Room - 1.45m x 3.44m (4'9" x 11'3")

First Floor

Stairs & Landing - 2.42m x 2.49m (7'11" x 8'2") Bedroom 1 - 3.28m x 4.87m (10'9" x 15'11") Bedroom 2 - 3.25m x 3.93m (10'7" x 12'10") Bedroom 3 - 2.43m x 2.95m (7'11" x 9'8") Inner Landing - 1.01m x 1.38m (3'3" x 4'6") WC - 0.83m x 1.39m (2'8" x 4'6") Bath & Shower Room - 2.42m x 3.48m (7'11" x 11'5")

Outside

Garage - 2.83m x 4.9m (9'3" x 16'0") Rear Garden - 11.61m x 8.73m (38'1" x 28'7")

