

**1 Newhall Close, Bognor Regis, PO21 5RG**



**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+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         | 78        |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> | 49      |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |



**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**



- **Detached Bungalow**
- **Chain Free Purchase**
- **Potential to Extend**
- **Integral Garage**
- **Popular Location**



## Accommodation

Lounge 5.41m x 3.62m (17'8" x 11'10")

Kitchen 3.29m x 3.51m (10'9" x 11'6")

Dining Room 3.09m x 3.32m (10'1" x 10'10")

Bathroom 2.53m x 1.76m (8'3" x 5'9")

Downstairs WC 1.78m x 0.78m (5'10" x 2'6")

Bedroom 1 3.65m x 3.62m (11'11" x 11'10")

Bedroom 2 3.45m x 3.68m (11'3" x 12'0")

Bedroom 3 2.89m x 2.58m (9'5" x 8'5")

Shower Room 3.58m into shower recess x 1.48m max (11'8" x 4'10")

Garage 4.94m x 2.65m (16'2" x 8'8")

Council Tax Band: E

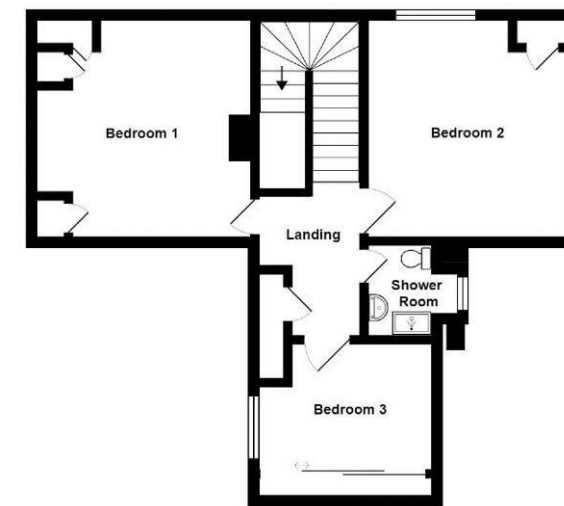
## What the agent says... “,”

Located in the favoured area of Aldwick in a dominant position at the entrance to a popular cul-de-sac, this detached house is within walking distance from the beaches of Aldwick.

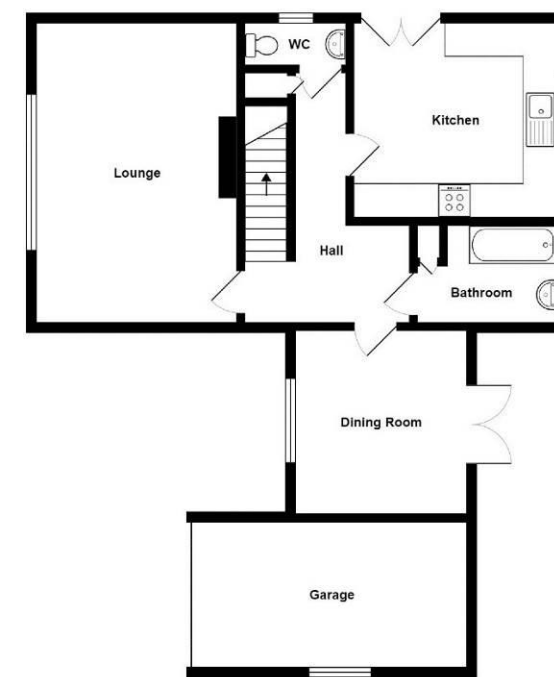
Offered with the benefit of no forward chain, the internal accommodation comprises entrance hall, downstairs WC, lounge, dining room, kitchen, first floor landing, 3 bedrooms and shower room/WC.

Externally the gardens are to the front, side and rear which suggests a possible extension subject to the necessary consents, garage and off-road parking.

From Aldwick there are bus routes to many of the towns and cities along the south coast from Southampton to Brighton.



Total Area: 46.4 m<sup>2</sup> ... 500 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Total Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>  
All measurements are approximate and for display purposes only  
Floorplans created by Clarkes Estates 01243 861344

