



#### **Book a Viewing**

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk



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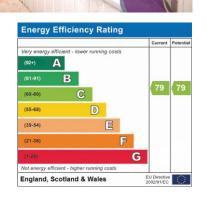


### Flat 2 Taldua Place, 17 Ellasdale Road, Bognor Regis, PO21 2SG





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# **Offers In Excess Of** £195,000 Leasehold

### 01243 861344



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

This well-presented two double bedroom ground floor flat enjoys a private garden and is conveniently situated for nearby local shops and the seafront.

The accommodation comprises, an entrance hall with two storage cupboards, L-shaped lounge/ dining room, with two sets of French doors opening onto the private garden area. The kitchen comes off the living room, is open plan and houses the boiler which was installed in 2020. There are two double bedrooms, the larger of which benefits from a bay window and built-in wardrobes. The modern family bathroom has a white suite with shower over bath.

Externally the private outside space has paved seating areas and shingle for low maintenance. There is also an allocated parking space in the private car park at the rear of the property.

Council Tax: Arun District Council Band B

Property Type: Purpose Built

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Gas Fired Central Heating

Broadband Type: On 30/07/24 the Ofcom Website https://checker.ofcom.org.uk/en-gb/broadbandcoverage shows the area has Standard and Super-Fast as available.

Mobile Signal/Coverage: On 30/07/24 the Ofcom Website https://checker.ofcom.org.uk/ shows Indoor for EE as LIMITED and Three, O2 and Vodafone as LIKELY. For Outdoor EE, Three, O2 and Vodafone as LIKELY.

Parking: Allocated Space

Restrictions: None

- Ground Floor Garden Flat
- Two Double Bedrooms
- Open Plan Living Space
- Modern Kitchen
- Private Garden

