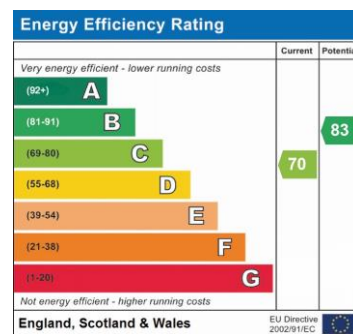


**38 Birdham Close, Bognor Regis, PO21 5TD**



**Book a Viewing**

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



**IMPORTANT NOTICE**  
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**01243 861344**





- Extended Mid Terrace Home
- Requiring Some Modernisation
- Three Bedrooms
- Downstairs WC
- Garage
- No Forward Chain



## Accommodation

Entrance Hall

Downstairs WC - 1.86m x 0.75m (6'1" x 2'5")

Living Room - 4.57m x 4m (14'11" x 13'1")

Kitchen Area - 2.4m x 2.4m extending to 16' 1" (7'10" x 7'10")

Dining Area - 2.44m x 2.44m extending to 16' 1" (8'0" x 8'0")

Bedroom 1 - 3.2m x 3m (10'5" x 9'10")

Bedroom 2 - 3.06m x 2.72m (10'0" x 8'11")

Bedroom 3 - 2.17m x 2.12m (7'1" x 6'11")

Bathroom

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

An extended mid terraced three-bedroom home located in a popular residential area. Some modernisation is required. Benefits include extended accommodation to the ground floor which could easily provide a further bedroom/office if required, double glazing, gas fired central heating to most rooms, downstairs WC and a garage in a nearby block (requiring some work). The property is offered for sale with no forward chain.

The accommodation comprises an entrance hall, downstairs WC, living room, extended kitchen and dining areas, three bedrooms, bathroom and garage.

Located on the outskirts of Bognor Regis with bus routes close by connecting to the town centre and also neighbouring towns along the coast. Bognor Regis has a wealth of amenities including entertainment centres, retail outlets, gyms and sports centre.

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: Garage

On 08/10/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	3 mbps	0.5 mbps
Superfast	✓	44 mbps	8 mbps
Ultrafast	X	1000 mbps	1000 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

