

6 Somerset Gardens, Bognor Regis, PO21 2AA



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
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.

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01243 861344



- Four Bedroom Terrace Home
- Living/Dining Area
- Garden Room
- Kitchen/Breakfast Room
- Large Rear Garden
- No Forward Chain



Accommodation

Ground Floor

- Porch - 1.43m x 1.2m (4'8" x 3'11")
- Entrance Hall - 4.6m x 1.71m (15'1" x 5'7")
- Living Area - 4.48m x 3.57m (14'8" x 11'8")
- Dining Area - 3.47m x 2.96m (11'4" x 9'8")
- Kitchen/Breakfast Room - 4.77m x 3.78m (15'7" x 12'4")
- Garden Room - 3.25m x 2.61m (10'7" x 8'6")

First Floor

- Bedroom 1 - 3.59m x 3.56m (11'9" x 11'8")
- Bedroom 2 - 3.82m x 2.97m (12'6" x 9'8")
- Bedroom 3 - 2.62m x 2.57m (8'7" x 8'5")
- Bathroom - 3.26m x 1.98m (10'8" x 6'5")

Second Floor

- Landing - 1.97m x 0.87m (6'5" x 2'10")
- Bedroom 4 - 3.78m x 2.84m (12'4" x 9'3")

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

A deceptively spacious 4-bedroom family home located in a quiet cul-de-sac close to Bognor Regis town centre offered for sale with no forward chain.

The accommodation is arranged over three floors and comprise a porch, entrance hall, living and dining area, kitchen/breakfast room, garden room, three good size bedrooms and a bathroom on the first floor, and a further bedroom with separate WC on the second floor.

Externally to the rear there is a large rear garden with a westerly aspect, patio area, workshop/shed and side access gate. To the front there is off road parking for two cars.

The property sits in a quiet location close to bus stops connecting to Bognor town centre and other towns and cities along the south coast. Also close by are schools, Bognor hospital and the train station.

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: Driveway

On 07/11/2024 information from the Ofcom Website shows:

	Availability	Max Down		Max Up	
		Voice	Data	Voice	Data
Standard	✓		10 mbps		0.9 mbps
Superfast	✓		70 mbps		18 mbps
Ultrafast	✓		1000 mbps		1000 mbps
Mobile	Indoor		Outdoor		
	Voice	Data	Voice	Data	
EE	Limited	Limited	Likely	Likely	
Three	Likely	Likely	Likely	Likely	
O2	Likely	Limited	Likely	Likely	
Vodafone	Limited	Limited	Likely	Likely	

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

