



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+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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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.

Clarkes

Estate Agents & Lettings Agents

Asking Price
£350,000
Freehold

6 Somerset Gardens, Bognor Regis, PO21 2AA



Service you deserve. People you trust.

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.

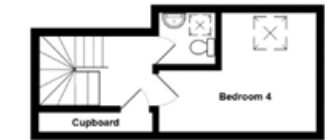
The property sits in a quiet location close to bus stops connecting to Bognor town centre and other towns and cities along the south coast. A;so close by are schools, Bognor hospital and the train station.

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:

Broadband	Availability		Max Down		Max Up	
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.



Second Floor
Total Area: 17.2 m² ... 186 ft²
All measurements are approximate and for display purposes only



First Floor
Total Area: 43.2 m² ... 465 ft²
All measurements are approximate and for display purposes only



Ground Floor
Total Area: 62.1 m² ... 668 ft²
All measurements are approximate and for display purposes only
Floorplans created by Clarkes Estates 01243 861344

