



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		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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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

Offers In Excess of
£365,000
Freehold

23 Havelock Road, Bognor Regis, PO21 2EZ



Service you deserve. People you trust.

01243 861344



What the agent says... “,,

Located approximately 300m from Bognor Regis Town Centre is this well presented 3-bedroom semi-detached family home. The 1930's design provides large rooms (3 double bedrooms), tall ceilings, spacious halls and landings.

Extensions create a large porch to the front, a snug to the rear and utility to the side, all adding up to substantial accommodation which comprises porch, hall, living room, dining room, snug, kitchen, utility, 3 double bedrooms, bathroom, separate WC and garage to the side. The freestanding Rangemaster cooker in the kitchen will be remaining.

Outside is a low maintenance rear garden (the shed will be remaining) and off-road parking is in front of the garage which benefits from an electric roller door and courtesy door to the rear garden.

Overall, a terrific family style home that we recommend.

Note: The seller has in the last 18 months replaced the roof and laid laminate flooring to the downstairs.

Material Information:

Council Tax: Arun District Council - Band D
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas
Parking: Garage and Driveway
Restrictions: None that we are aware of.

On 04/12/2024 information from the Ofcom Website shows:

Broadband		Availability	Max Down	Max Up
Standard		✓	16 mbps	1 mbps
Superfast		✓	79 mbps	20 mbps
Ultrafast		✓	1000 mbps	220 mbps
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Likely	Likely	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 Clarks Website for further details.

- Semi-Detached Family Home
- Three Double Bedrooms
- Kitchen & Utility Room
- Three Reception Rooms
- Bath & Shower Room
- Garage & Off Road Parking



Accommodation

Ground Floor

Porch - 1.12m x 2.03m (3'8" x 6'7")
Hall - 2.03m x 4.97m (6'7" x 16'3")
Lounge - 3.67m x 5.07m into bay window (12'0" x 16'7")
Dining Room - 3.26m x 3.93m (10'8" x 12'10")
Snug - 3.08m x 2.49m (10'1" x 8'2")
Kitchen - 5.69m x 2.34m (18'8" x 7'8")
Utility Room - 1.45m x 3.44m (4'9" x 11'3")

First Floor

Stairs & Landing - 2.42m x 2.49m (7'11" x 8'2")
Bedroom 1 - 3.28m x 4.87m (10'9" x 15'11")
Bedroom 2 - 3.25m x 3.93m (10'7" x 12'10")
Bedroom 3 - 2.43m x 2.95m (7'11" x 9'8")
Inner Landing - 1.01m x 1.38m (3'3" x 4'6")
WC - 0.83m x 1.39m (2'8" x 4'6")
Bath & Shower Room - 2.42m x 3.48m (7'11" x 11'5")

Outside

Garage - 2.83m x 4.9m (9'3" x 16'0")
Rear Garden - 11.61m x 8.73m (38'1" x 28'7")

