



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(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		



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

Service you deserve. People you trust.

**Offers In Excess Of
 £260,000
 Freehold**

Hedge End, Barnham, PO22 0JP



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

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

Located in the popular village of Barnham is this 3-bedroom mid-terrace home backing onto a small woodland. The property benefits from double glazing, gas central heating and off-road parking for 2/3 vehicles.

The accommodation comprises an entrance hall, lounge overlooking the rear garden and woodland, fitted kitchen with space for a dining table, two double bedrooms (one with built-in wardrobes), a single bedroom and good size bathroom.

Barnham itself benefits from a selection of local shops, schools and a mainline train station with services direct to London Victoria. The area also includes reliable bus services linking Barnham to Chichester, Bognor Regis and the surrounding villages.

Council Tax: Arun District Council Band C
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Central Heating
Parking: Off Road

On 02/01/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down		Max Up
Standard	✓	6 mbps		0.7 mbps
Superfast	✓	75 mbps		20 mbps
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

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

- Three Bedrooms
- Mid-Terrace Home
- Kitchen/Diner
- Cul-de-Sac Location
- Off Road Parking
- Backing onto Woodland



Accommodation

- Entrance Hall:
- Lounge: 15' 06" x 10' 04" (4.72m x 3.15m)
- Kitchen: 15' 06" x 9' 03" (4.72m x 2.82m)
- Bedroom 1: 12' 08" x 8' 08" (3.86m x 2.64m)
- Bedroom 2: 13' 10" x 6' 04" (4.22m x 1.93m)
- Bedroom 3: 8' 04" x 6' 08" (2.54m x 2.03m)
- Bathroom: 9' 0" x 5' 08" (2.74m x 1.73m)
- Rear Garden: 22' 3" x 12' 2" (6.78m x 3.71m)

