



Book a Viewing

01243 861344
Sales@ClarksEstates.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		
(92-100) 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		
	64	80



Follow us on  

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
£350,000
Freehold

12 Stanmore Gardens, Aldwick, Bognor Regis PO21 3AS



Service you deserve. People you trust.

01243 861344



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

A rarely available extended end of terrace house located in a quiet sought after cul-de-sac in Aldwick. The location is ideal with easy access to local shops and the beach. Aldwick village green is opposite the cul-de-sac making it ideal for dog walkers. Local bus routes pass by the property at the entrance to the gardens, connecting to more shops at Rose Green and Bognor town centre and with further connections to towns and cities along the coast.

The property offers extended accommodation to the ground floor and there is room for some improvements to decor. The property is offered chain free for a possible quick sale/transition.

The accommodation comprises entrance lobby, downstairs cloakroom, living room area extended to the dining area, study area, kitchen, 3 bedrooms and bathroom/WC.

There are gardens to the front and rear, the rear garden having access to the double garage. Note the attached garage could be converted into another bedroom or home office subject to any required conditions.

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

On 05/12/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	3 mbps	0.5 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	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 Clarkes Website for further details.

- End of Terrace House
- Extended Ground Floor
- Downstairs WC
- Three Bedrooms
- Double Garage
- Chain Free



Accommodation

Living Area - 4.26m x 2.83m (13'11" x 9'3")

Dining Area - 5.48m x 3.13m (17'11" x 10'3")

Study Area - 2.84m x 2.65m (9'3" x 8'8")

Kitchen - 3.03m x 2.53m (9'11" x 8'3")

Bedroom 1 - 2.87m x 2.79m (9'4" x 9'1")

Bedroom 2 - 3.93m x 3.09m (12'10" x 10'1")

Bedroom 3 - 2.72m x 2.11m (8'11" x 6'11")

Bathroom - 2.41m x 1.85m (7'10" x 6'0")

Double Garage

