



Clarkes

Estate Agents & Lettings Agents

Offers over
£300,000
Freehold

24 Essex Road, Bognor Regis, PO21 2BU



Book a Viewing

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

Service you deserve. People you trust.

01243 861344



- Completely renovated
- New Central Heating
- Fully insulated loft space
- Enclosed rear garden
- Close to Town Centre



Accommodation

GROUND FLOOR

Living Room - 3.51m x 4.01m (11'6" x 13'1")

Dining Room - 4.54m x 2.99m (14'10" x 9'9")

Kitchen - 4.64m x 1.73m (15'2" x 5'8")

WC - 1.14m x 0.80

FIRST FLOOR

Bedroom 1 - 3.58m x 3.03m (11'8" x 9'11")

Bedroom 2 - 3.44m x 2.23m (11'3" x 7'3")

Bedroom 3 - 3.44m x 2.63m (11'3" x 8'7")

Bathroom - 3.58m x 1.72m (11'8" x 5'7")

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

This charming property is an absolute must-see and early viewings are advised.

With three bedrooms, the house has been completely renovated from top to bottom, including a new roof, central heating system and electrics, whilst being fully redecorated throughout.

Downstairs offers a good-sized L-shape entrance hall with space for storage. The living room is light and airy with a characterful bay window to the front and fitted blinds. Also on the ground floor is a brand-new kitchen with electric oven, hob and space for appliances. Connecting to the kitchen is a further reception space, ideal for dining and with access to a low-maintenance rear garden. There is also a cloakroom and storage cupboard housing the combination boiler.

Upstairs comprises 2 double bedrooms and a further single bedroom, plus family bathroom with both shower and bath options. The loft space is fully insulated and offers scope for extension.

Essex Road is linked by Hawthorn Road and Town Cross Avenue, providing easy access to all local amenities, retail parks and the town centre itself. The town houses Bognor Regis train station, with easy access to Chichester, Brighton and London.

Council Tax: B
Property Type: Terraced House
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: On-Street

On 28/05/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	13mbps	1mbps	
Superfast	✓	55mbps	12mbps	
Ultrafast	✓	1800mbps	1000mbps	
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.

