



Clarkes

Service you deserve. People you trust.

Asking Price
£290,000
Freehold

32 Woodgate Park, Woodgate, PO20 3QP



Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

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



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.

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

01243 861344



- 3 Bed end of terrace
- Open Plan living
- Close to City centre
- Garage and off road parking
- Ideal for first time buyers



Accommodation

- Living Room** - 4.21m x 4.49m (13'9" x 14'8")
- Dining Area** - 2.49m x 2.65m (8'2" x 8'8")
- Kitchen** - 2.52m x 2.7m (8'3" x 8'10")
- Bedroom 1** - 3.08m x 3.47m (10'1" x 11'4")
- Bedroom 2** - 2.31m x 2.98m (7'6" x 9'9")
- Bedroom 3** - 1.92m x 2.52m (6'3" x 8'3")
- Shower Room** - 1.77m x 1.83m (5'9" x 6'0")

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

Located in the popular and well-connected area of Woodgate, this three-bedroom end of terrace house offers a fantastic opportunity for buyers looking to put their own stamp on a property. Just a short distance from Chichester city centre, with its mainline station, cafes, bars and restaurants, the home combines convenience with potential.

The accommodation comprises a spacious open plan living and dining area, ideal for modern living, with a separate kitchen to the rear. Upstairs are three well-proportioned bedrooms and a shower room.

While the property is perfectly liveable, it would benefit from some cosmetic updating, making it an excellent choice for those looking to add value or personalise a home to their taste.

Outside, there is off-road parking, a garage, and a private rear garden with access to the garage – ideal for storage, hobbies, or further development.

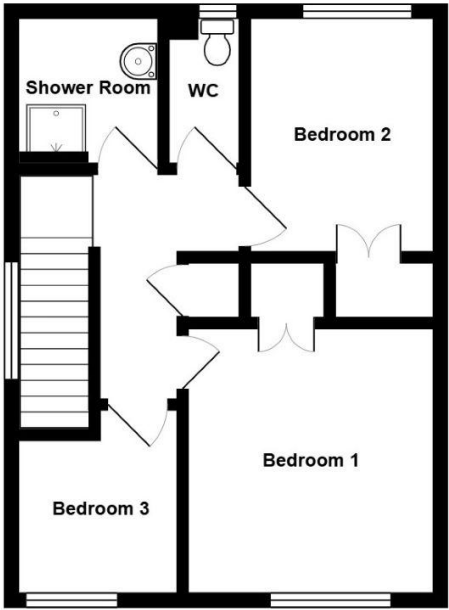
A great opportunity for first-time buyers, investors or anyone looking for a home in a desirable location. Viewings are highly recommended.

Council Tax: Arun DC Band C
Property Type: Purpose built house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and off-road
Restrictions: None

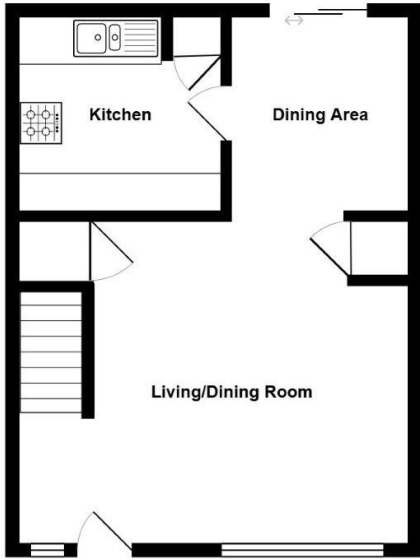
On 29/07/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	10 mbps	0.9 mbps	
Superfast	✓	55 mbps	12 mbps	
Ultrafast	x			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Unlikely	Unlikely	Good	Good
Three	Good	Good	Good	Good
O2	Unlikely	Unlikely	Good	Good
Vodafone	Unlikely	Unlikely	Good	Good

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.



First Floor
Approx 38sq m / 406sq ft



Ground Floor
Approx 38sq m / 412sq ft

