











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Book a Viewing

Call: 01243 861344
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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

Service you deserve. People you trust.

Asking Price

£400,000

Feehold

18 South Way, Bognor Regis, PO21 5HA



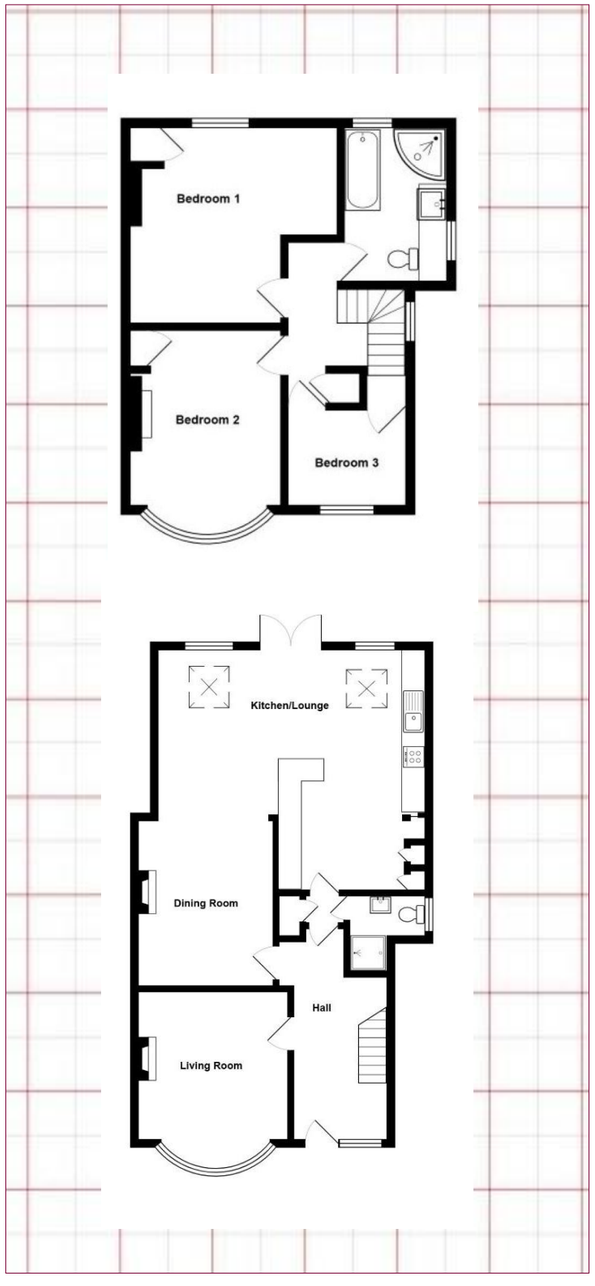






- **3 Bedrooms**
- **Kitchen/Lounge/Dining Space**
- **Living Room**
- **Shower Room Plus Bathroom**
- **Off Road Parking**
- **Rear Garden**





Accommodation

Hall

Living Room: - 3.4m x 3.45m (11'1" x 11'3")

Dining Room Area: - 3.78m x 3.1m (12'4" x 10'2")

Kitchen/Lounge: - 6.17m x 6.04m (20'2" x 19'9") Narrowing to 3.79m (12'5") In Lounge Area (Irregular Shape - Floor Plan)

Shower Room

Bedroom 1: - 3.8m x 4.03m (12'5" x 13'2") Narrowing to 3.48m (11'5")

Bedroom 2: - 3.41m x 3.46m (11'2" x 11'4") At Widest Point

Bedroom 3

Bathroom - 2.98m x 2.1m (9'9" x 6'10")

Garden



What the agent says... "„ Material Information:

Situated in a popular residential location, this beautifully presented three-bedroom semi-detached home is brimming with character and charm, offering stylish and versatile accommodation throughout.

The property provides off-road parking, while a useful, covered storage area/workshop to the side offers convenient access through to the attractive rear garden. Inside, the entrance hall leads to a charming front reception room, full of character. There is also a modern shower room, before the home opens into the real heart of the property – an impressive open-plan kitchen, dining and living space. Flooded with natural light thanks to its vaulted ceiling, skylights and double doors opening onto the garden, this exceptional room is perfect for both everyday family life and entertaining. The well-appointed kitchen offers an excellent range of storage and worktop space, complemented by an integrated double oven, hob and a practical utility cupboard.

Upstairs, the property continues to impress with two generous double bedrooms, both benefitting from fitted storage, alongside a spacious family bathroom featuring both a bath and separate shower. The third bedroom is currently arranged as a dressing room but offers flexibility as a child's bedroom, nursery or home office. Outside, the beautifully landscaped rear garden enjoys a sunny aspect and provides a wonderful space to relax or entertain.

A garden shed and a further outbuilding, both with power connected, offer excellent storage or potential workshop and hobby space.

Combining character features with contemporary living, this exceptional home offers generous accommodation, superb outdoor space and a highly convenient location, making it an ideal choice for a wide range of buyers.

Council Tax: Arun District Council Band D
Property Type: Semi Detached House
Property Construction: Standard
Mains: Electricity, Water, Drainage Supply
Heating: Gas Central

Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 07/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	13 mbps	1 mbps	
Superfast	✓	71 mbps	18 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.