











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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT NOTICE
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Clarkes

Service you deserve. People you trust.

Asking Price
£325,000
Freehold

14 Lyon Street, Bognor Regis, PO21 1DA







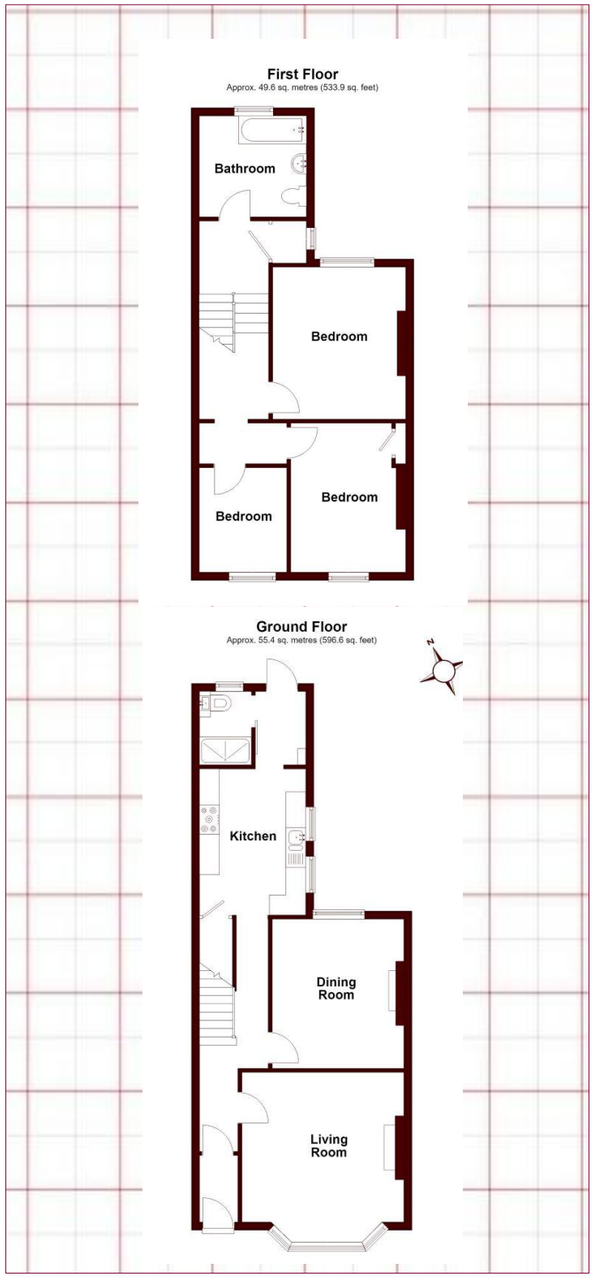
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01243 861344



- **3/4 Bedrooms**
- **2 Reception Rooms**
- **Shower Room & Bathroom**
- **Gas Central Heating**
- **Sunny Rear Garden**





Accommodation

Living Room: - 4.03m x 3.73m (13'2" x 12'2")

2nd Living Room: - 3.31m x 3.72m (10'10" x 12'2")

Ground Floor Shower Room - 1.8m x 1.39m (5'10" x 4'6")

Kitchen: - 3.66m x 2.69m (12'0" x 8'9")

Family Bathroom: - 2.63m x 2.67m (8'7" x 8'9")

Bedroom One: - 3.77m x 3.11m (12'4" x 10'2")

Bedroom Two: - 3.74m x 2.67m (12'3" x 8'9")

Bedroom Three: **- 2.19m x 2.6m (7'2" x 8'6")**





What the agent says… "„ Material Information:

Positioned in a highly sought-after central location, this charming three/four-bedroom terraced home perfectly combines character, generous living space and everyday convenience. Ideally positioned to enjoy easy access to local amenities while tucked away from the hustle and bustle, this deceptively spacious property offers flexible accommodation that is sure to appeal to growing families and a wide range of buyers.

The ground floor boasts two versatile reception rooms, with the second offering the flexibility to be used as a fourth bedroom, home office or playroom if desired. To the rear, the well-appointed fitted kitchen provides ample storage and workspace, with access to a convenient ground floor shower room as well as the low-maintenance, sunny rear garden.

The split-level first floor features two generously sized double bedrooms, a single bedroom and a family bathroom.

Deceptively spacious throughout, this delightful home offers an abundance of flexible living accommodation while retaining its charming character. Early viewing is highly recommended to fully appreciate the size, charm and potential this fantastic property has to offer.

Council Tax: Arun District Council Band C
Property Type: Mid Terrace 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 06/08/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE			Good	Good
Three	Good	Good	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.