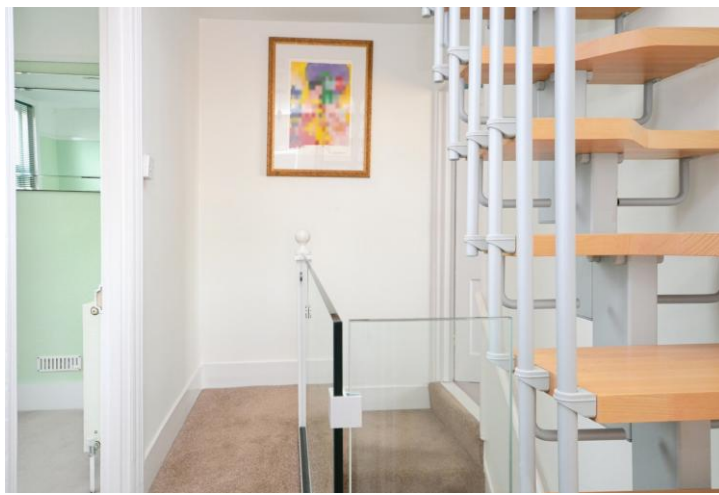


# Clarkes

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Verona, Outram Road, PO22 7AL



## Book a Viewing

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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**IMPORTANT NOTICE**  
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01243 861344



- Extended and refurbished
- Modern Kitchen/diner
- Sun terrace to 2<sup>nd</sup> floor
- Off-road parking
- Sea views



## Accommodation

**Living Room** - 2.75m x 4.24m (9'0" x 13'10")

**Kitchen/Diner** - 5.1m x 3.96m (16'8" x 12'11")

**Bedroom 1** - 2.75m x 3.65m (9'0" x 11'11")

**Bedroom 2** - 2.4m x 4.3m (7'10" x 14'1")

**Bedroom 3 (second floor)** - 3.48m x 3.98m (11'5" x 13'0")

**Sun Terrace** - 1.95m x 2.8m (6'4" x 9'2")

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

Located just 30 metres from the Felpham Promenade and with a beautiful sea view, is this extended and refurbished 3-bedroom cottage. The local village shops are approx. 500 metres walk.

The accommodation comprises of a lounge, large and very modern kitchen/diner with integral fridge freezer, hob, double oven, dishwasher, washing machine and even has pan drawers, upstairs; 2 bedrooms and modern bathroom to the first floor, and the second floor has been converted from a loft to create an ideal study/office or third bedroom with triple folding and sliding doors to the terrace with the aforementioned views. Protected from the wind by glass panels, this is a terrific outdoor space to soak up some sunshine and chill out.

Outside, the front has been laid to Block paving and creates off-road parking for 2 vehicles. The rear garden is also accessed via triple folding and sliding doors and creates a small protected, useful space with tall fencing.

We think this is one of the better refurbishments we have seen and strongly recommend viewing.

Council Tax: D  
 Property Type: Purpose built  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas central  
 Broadband: FTTP  
 Parking: Driveway  
 Restrictions: None

On 18/06/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

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.

