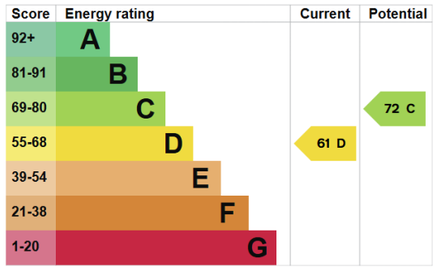
Book a Viewing

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



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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

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Asking price
£280,000
Freehold

2 Argyle Road, Bognor Regis, PO21 1DY

http://www.clarkesestates.co.uk **01243 861344**

- **Mid terraced house**
- **3 Double bedrooms**
- **Period features**
- **Close to seafront**
- **Courtyard style garden**

What the agent says... “,,

Located just 500 metres from Bognor Regis seafront promenade, 400 metres from the Town centre and opposite the Magna Tandoori (Chicken Jalfrezi is highly recommended) is this 3-bedroom mid terraced home. Constructed in 1896 and benefiting from high ceilings and bay windows as befits the era the accommodation comprises spacious lounge, separate diner, downstairs WC, large open plan kitchen with additional area created by a conservatory type enclosure, and upstairs are 3 double bedrooms (the main bedroom is a massive 5 x 4 metres) and a separate WC and bathroom.

The current seller has installed a permanent ladder to the loft which provides handy access to a well-appointed storage room, and the property has gas central heating, double glazed windows and retains period features such as doors and fireplaces.

Outside, there is a small courtyard style rear garden that is fully enclosed by walls. To the front is a small area leading to the street, that supports parking with Residents Permits (and some 2-hour bays). Further uncontrolled parking is available nearby.

Viewings are strongly recommended.

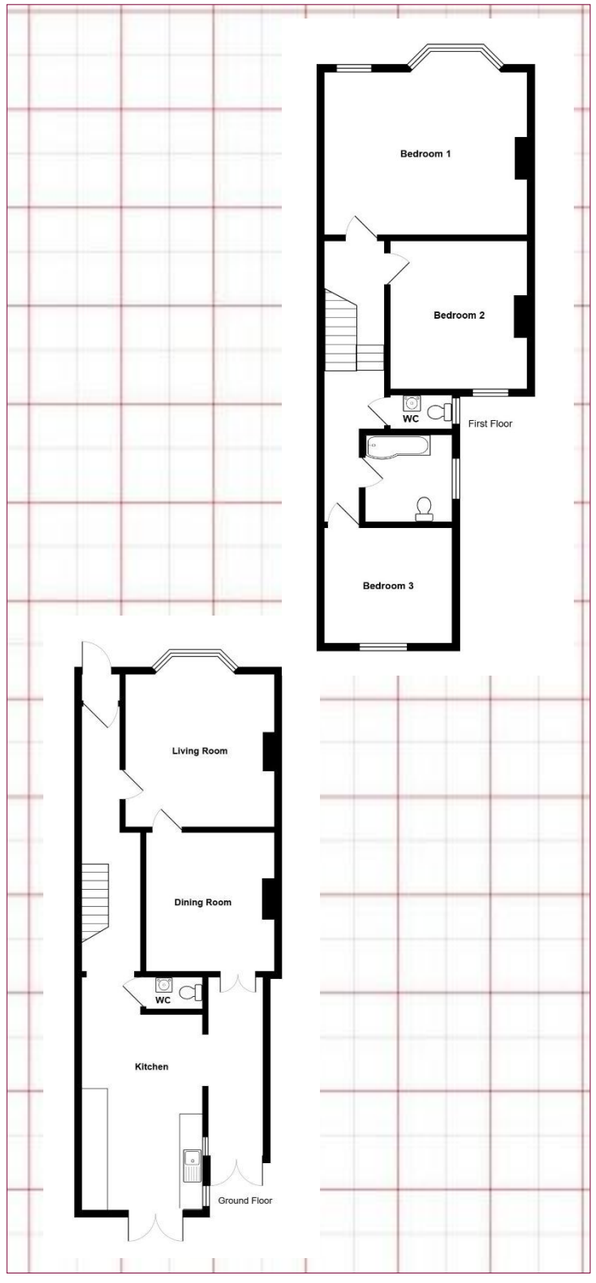
Material Information:

Council Tax: Arun District Council Band C
Property Type: Mid terraced house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: FTTP
Parking: On-street Permit
Restrictions: None

On 25/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	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.



Accommodation

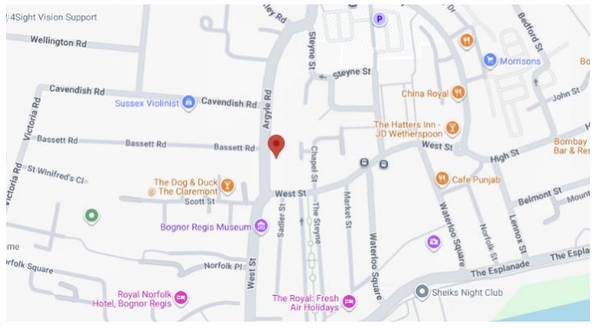
Living Room - 3.88m x 3.96m (12'8" x 12'11")

Dining Room - 3.35m x 3.62m (10'11" x 11'10")

Kitchen - 3.02m x 6.09m (9'10" x 19'11")

Bedroom 1 - 4.99m x 3.97m (16'4" x 13'0")

Bedroom 2 - 3.34m x 3.65m (10'11" x 11'11")

Bedroom 3 - 3.03m x 3m (9'11" x 9'10")

Bathroom - 2.11m x 2.74m (6'11" x 8'11")