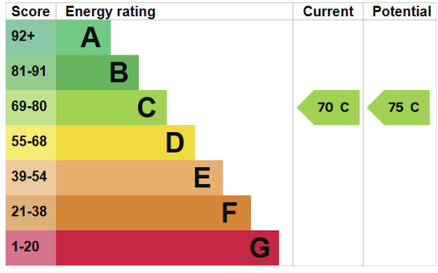
Book a Viewing

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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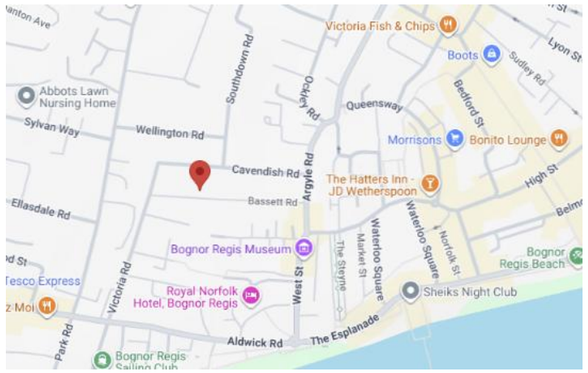
Offers over
£375,000
Freehold

30 Bassett Road, Bognor Regis, PO21 2JH

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

- **Spacious detached house**
- **4 Reception rooms**
- **Flexible layout**
- **Close to seafront**
- **Garage and driveway**



Accommodation

Living Room - 4.85m x 4.1m (15'10" x 13'5")

Breakfast Room - 3.33m x 3.64m (10'11" x 11'11")

Family Room - 4.09m x 4.11m (13'5" x 13'5")

Dining Room - 3m x 4.73m (9'10" x 15'6")

Kitchen - 3m x 3.05m (9'10" x 10'0")

Utility Room - 2.21m x 2.12m (7'3" x 6'11")

Garage - 4.85m x 3.67m (15'10" x 12'0")

Bedroom 1 - 4.85m x 4.09m (15'10" x 13'5")

Bedroom 2 - 4.09m x 4.09m (13'5" x 13'5")

Bedroom 3 - 3.33m x 3.64m (10'11" x 11'11")

Bedroom 4 - 3.15m x 3.27m (10'4" x 10'8")

Dressing Room - 2.8m x 3.19m (9'2" x 10'5")

Ensuite - 2.78m x 1.46m (9'1" x 4'9")

Bathroom - 2.99m x 1.95m (9'9" x 6'4")

What the agent says... “,,

Set in the heart of sought-after Bognor Regis and just a short stroll from the beautiful seafront, this substantial detached residence offers an exceptional opportunity for those seeking space, versatility, and potential.

The ground floor provides two spacious reception rooms, a separate dining room, and a well-proportioned kitchen with adjoining breakfast room, plus a useful utility area. The rear garden enjoys a sunny aspect and accommodates a garage.

Upstairs, the split-level first floor offers three generously sized double bedrooms, along with a shower room and separate WC, providing accommodation for a growing family.

A particularly attractive feature is the self-contained annexe, which, while currently arranged with its own private access, could also easily be included as part of the main residence if desired, given the internal door connecting the two upstairs. The annexe comprises a small kitchen, living room, bedroom, and bathroom, making it ideal for multi-generational living, guest accommodation, or rental potential.

Although the property would benefit from modernisation, it presents a rare chance to acquire a home of this size and flexibility in such a central and convenient location.

Material Information:

Council Tax: Arun District Council Band F
Property Type: Detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and Driveway
Restrictions: None

On 28/04/2026 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	220 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	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.