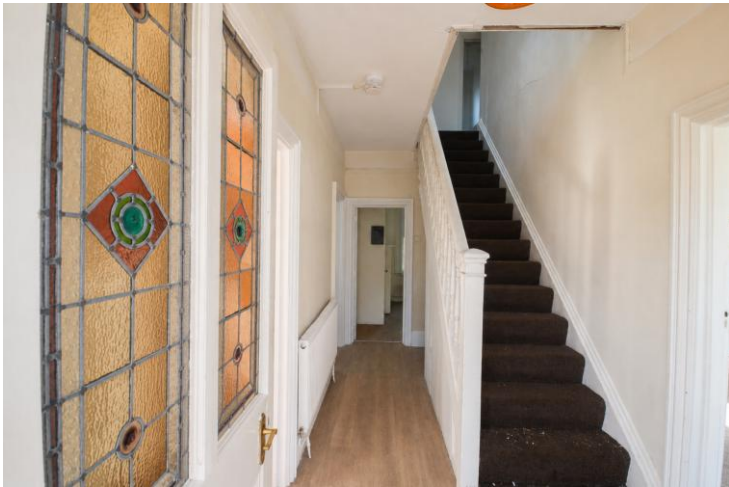




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Asking Price
£425,000
Freehold

10 Bassett Road, Bognor Regis, PO21 2JJ



Book a Viewing

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Score	Energy rating	Current	Potential
92+	A		
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69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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01243 861344



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

Situated within close proximity to Bognor Regis, this substantial double-fronted property presents an exciting opportunity for buyers looking for a home they can improve and make their own. On the ground floor, an entrance porch leads into an L-shaped hallway, with access to three generously sized reception rooms. The accommodation continues with a large kitchen/breakfast room, offering plenty of space for family dining and everyday living, together with a useful utility room. To the rear are a shower room and separate WC, adding further practicality to the ground floor. Upstairs, a galleried landing provides access to four double bedrooms, a bathroom and separate WC. The bedrooms are all well-proportioned, offering excellent flexibility for family living, or, subject to any necessary consents and alterations, potential use as a House in Multiple Occupation (HMO). Externally, the property benefits from driveway parking for three cars to the side, rear garden and a large, detached garage beyond providing additional parking, useful storage and workshop potential, although it should be noted that the roof will require replacement. The property offers a rare combination of size, flexibility and potential. Whether you're looking to create a spacious family home tailored to your own taste or seeking an investment project, this property is must-see.

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: Driveway and Garage
Restrictions: None

On 25/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 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.

- 4 Bedroom detached house
- 3 Reception rooms
- Downstairs Shower and WC
- Detached garage
- Utility room
- Requires modernisation



Accommodation

Reception Room 1 - 3.79m x 5.23m (12'5" x 17'1")
Reception Room 2 - 3.7m x 4.01m (12'1" x 13'1")
Reception Room 3 - 4.49m x 3.71m (14'8" x 12'2")
Kitchen/Diner - 5.32m x 3.34m (17'5" x 10'11")
Utility Room - 2.29m x 2.18m (7'6" x 7'1")
Shower Room - 0.77m x 1.29m (2'6" x 4'2")
WC (downstairs) - 0.68m x 1.09m (2'2" x 3'6")
Bedroom 1 - 3.93m x 5.27m (12'10" x 17'3")
Bedroom 2 - 3.32m x 4.06m (10'10" x 13'3")
Bedroom 3 - 3.7m x 4.88m (12'1" x 16'0")
Bedroom 4 - 3.09m x 3.27m (10'1" x 10'8")
Bathroom - 1.73m x 2.15m (5'8" x 7'0")
WC (upstairs) - 0.84m x 2.15m (2'9" x 7'0")

