

# Clarkes

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£400,000  
Freehold

34 Downview Close, Yapton, BN18 0LD



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27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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01243 861344



- **4 Bedroom semi-detached**
- **Cul-de-Sac location**
- **Downstairs WC**
- **Substantial rear garden**
- **Off road parking**
- **No forward chain**

## Accommodation

Lounge Diner - 3.19m x 8.19m (10'5" x 26'10")

Kitchen - 2.11m x 3.14m (6'11" x 10'3")

Breakfast Room - 2.42m x 1.99m (7'11" x 6'6")

Utility Room - 2.64m x 1.96m (8'7" x 6'5")

Downstairs WC - 0.88m x 1.06m (2'10" x 3'5")

Downstairs Bedroom - 2.74m x 4.88m (8'11" x 16'0")

Ensuite - 2.42m x 1.67m (7'11" x 5'5")

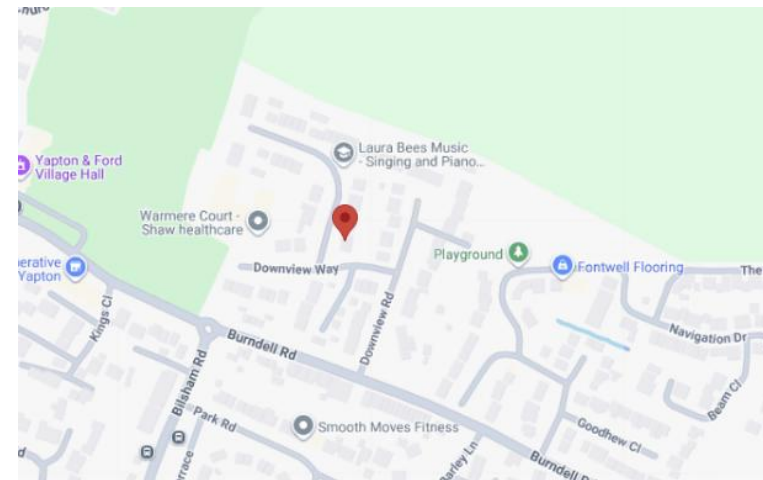
Study - 3.29m x 3.07m (10'9" x 10'0")

Bedroom 1 - 4.42m x 2.64m (14'6" x 8'7")

Bedroom 2 - 3.03m x 2.27m (9'11" x 7'5")

Bedroom 3 - 2.19m x 2.8m (7'2" x 9'2")

Main Bathroom - 2.55m x 1.69m (8'4" x 5'6")



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

### PLANNING POTENTIAL!

Located in a popular residential cul-de-sac is this 4-bedroom detached family home. The property has recently achieved planning permission for a second storey extension, providing an additional double bedroom with en-suite bathroom to the already significantly extended accommodation to the side.

The property now comprises; a large and open plan lounge/diner, kitchen with a square arch leading to the breakfast room, a downstairs WC, separate utility room, study, and a downstairs bedroom with a Jack 'n' Jill style ensuite. Upstairs are three further bedrooms and the main bathroom.

The layout will readily support use as 5 bedrooms for those that need them, with two of those rooms on the ground floor.

Outside, the rear garden is unusually large; a whopping 15 x 11 metres of space, and the front garden has off-road parking on a concrete drive with a further area for additional vehicles where required.

The property is best described as a large family home that would benefit from a programme of some modernisation and refurbishment. Improvements to include kitchen, bathrooms, redecoration throughout and at least some of the windows. The accommodation will suit families and / or those who work from home. Ideally the buyers will be keen DIY enthusiasts.

Council Tax: Arun District Council Band C  
 Property Type: Purpose built house  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: Off-road Parking  
 Restrictions: None

On 10/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Limited	Limited	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	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.

