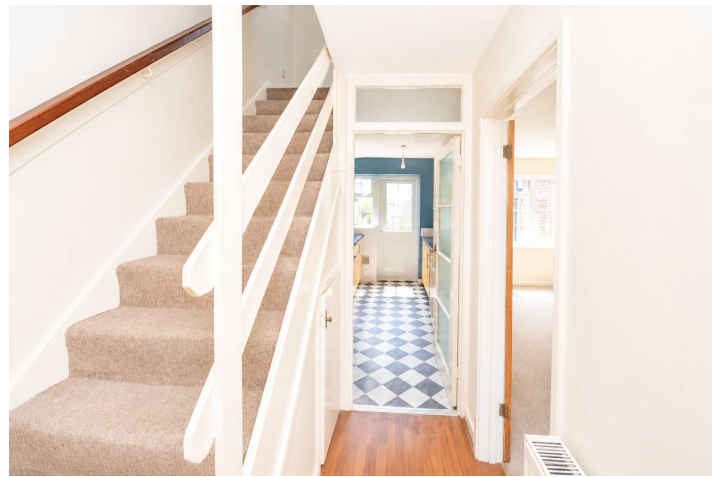


10 Pulborough Way, Bognor Regis, PO22 6QR



## 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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

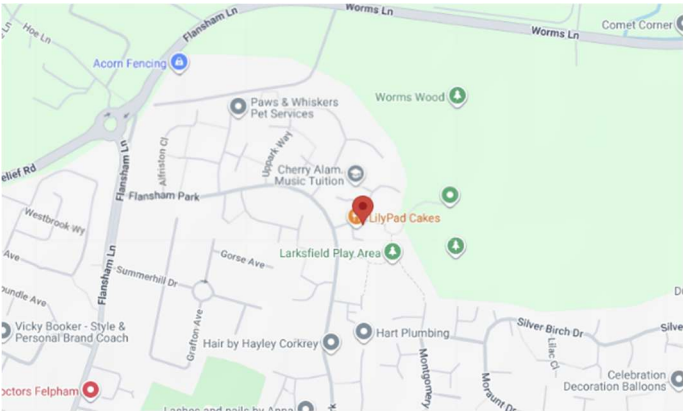


- Mid terrace house
- 2 Bedrooms
- Modern bathroom
- Garage in compound
- No forward chain



## Accommodation

- Lounge** - 2.96m x 5.73m (9'8" x 18'9")
- Kitchen** - 2.36m x 3.41m (7'8" x 11'2")
- Bedroom 1** - 3.03m x 3.69m (9'11" x 12'1")
- Bedroom 2** - 2.74m x 2.7m (8'11" x 8'10")
- Bathroom** - 2.07m x 1.9m (6'9" x 6'2")
- Garage** - 2.53m x 5.06m (8'3" x 16'7")



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

Offered for sale with no forward chain, this two-bedroom, mid-terraced property presents an excellent opportunity that is ideal for those starting their home ownership journey or seeking an investment. This is a residence that provides a comfortable and convenient living space.

The accommodation comprises a welcoming hallway, leading to a lounge / diner, and a functional kitchen with an integral oven, hob and recycler. Upstairs is a main double bedroom and a smaller single room. The bathroom has already been replaced and features a contemporary white suite.

The property is ex-rental and it would benefit internally from fresh décor. However, the fundamentals are sound with gas central heating and double glazing throughout. Outside, the rear garden is a blend of lawn and patio and includes a useful wooden shed. A further area of garden conveniently connects to the courtesy door and direct access to a single garage. On road parking is available in laybys to the front and a small front garden is adorned with a recently trimmed tree adding to the property's kerb appeal.

A practical layout, valuable garage, and appealing location make it a property not to be missed.

Council Tax: Arun District Council Band C  
Property Type: Mid terrace house  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Broadband: ADSL  
Parking: Garage in compound  
Restrictions: None

On 22/06/2026 information from the Ofcom Website shows:

| Broadband | Availability | Max Down  | Max Up    |      |
|-----------|--------------|-----------|-----------|------|
| Standard  | ✓            | 6 mbps    | 0.8 mbps  |      |
| Superfast | ✓            | 50 mbps   | 9 mbps    |      |
| Ultrafast | ✓            | 1000 mbps | 1000 mbps |      |
| Mobile    | Indoor       |           | Outdoor   |      |
|           | Voice        | Data      | Voice     | Data |
| EE        | Variable     | Variable  | Good      | Good |
| Three     | Limited      | Limited   | Good      | Good |
| O2        | Variable     | Variable  | Good      | Good |
| Vodafone  | Limited      | Limited   | 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.

