

Asking Price
£260,000
Freehold

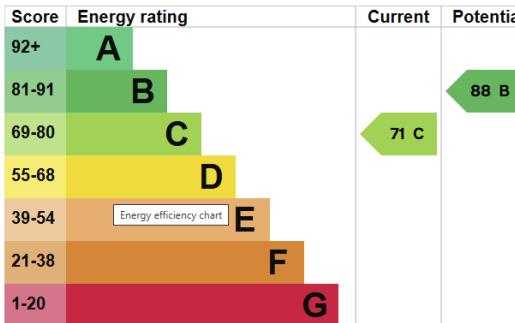
Clarkes
Service you deserve. People you trust.

132 Collyer Avenue, Bognor Regis, PO21 5HX



Book a Viewing

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



Follow us on [f](#) [t](#)



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.

<http://www.clarkesestates.co.uk>

01243 861344



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

This well-presented three-bedroom property offers a perfect blend of character and modern comfort, making it an ideal, turnkey home for buyers seeking space, style and convenience.

The property can be offered with no forward chain and offers potential for a dropped kerb, with neighbouring homes having already set a clear precedent. This would allow for generous off-road parking, adding even more practicality to an already appealing home. Inside, the welcoming entrance hall leads to the spacious open living/dining room, a bright and comfortable space enhanced by charming decor. The modern fitted kitchen is well designed and flows effortlessly out to the incredibly generous rear garden - a private retreat featuring a large outbuilding with power, perfect for storage, hobbies or a home workshop. The modern bathroom offers both shower and bath options and the comfort of a heated towel rail.

Upstairs, the property boasts two well-proportioned double bedrooms, including a primary bedroom with built-in storage, along with a third single bedroom ideal as a study, nursery or guest room. The home is well-maintained throughout, offering buyers the chance to simply move straight in and enjoy.

Stylish, practical and full of character, this lovely home is ready to welcome its next owners.

Council Tax: Arun District Council Band B
 Property Type: Purpose Built House

Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: On-road
 Restrictions: None

On 27/11/2025 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | | Max Up | |
|-----------|--------------|----------|-----------|-----------|-----------|
| | | Standard | Superfast | Ultrafast | Standard |
| | | Indoor | | Outdoor | |
| Mobile | | Voice | Data | Voice | Data |
| EE | Variable | Variable | 7 mbps | Good | 0.8 mbps |
| Three | Good | Good | 80 mbps | Good | 20 mbps |
| O2 | Variable | Variable | 1800 mbps | Good | 1000 mbps |
| Vodafone | Good | Good | Good | Good | Good |

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- **3 Bed mid-terraced house**
- **Modern fitted kitchen**
- **Generous rear garden**
- **Well maintained throughout**
- **No forward chain**



Accommodation

Living Room - 4.64m x 3.65m (15'2" x 11'11")

Kitchen - 3.76m x 2.41m (12'4" x 7'10")

Bathroom - 1.75m x 1.42m (5'8" x 4'7")

Bedroom 1 - 3.66m x 3.65m (12'0" x 11'11")

Bedroom 2 - 3.66m x 2.46m (12'0" x 8'0")

Bedroom 3 - 1.83m x 3.64m (6'0" x 11'11")

