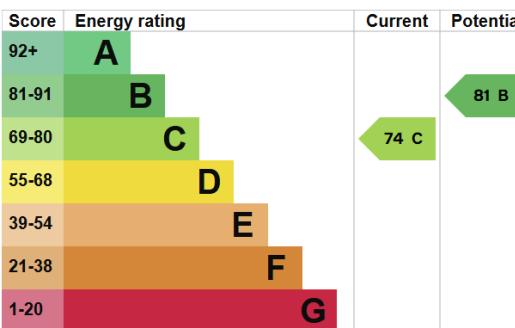


33 Longford Road, Bognor Regis, PO21 1AB



Book a Viewing

Call: 01243 861344
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27 Sudley Road, Bognor Regis, PO21 1EW



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IMPORTANT NOTICE
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01243 861344



What the agent says... Material Information:

This 3-bedroom mid terrace home is located in the popular area of Bognor Regis and is just moments away from the town and train station. The property is offered for sale with no forward chain and tenants in situ, making a ready-made investment.

Internally, the property offers an entrance hallway, lounge, kitchen and separate dining room. The kitchen looks out onto the garden, is fitted with built in oven and hob and there is plenty of space for other appliances. Upstairs there are 2 double bedrooms with traditional style fireplaces, a smaller third bedroom and a bathroom fitted with a 3-piece white suite. The property is neutrally decorated in white throughout.

Externally the property benefits from fully enclosed front and rear gardens.

The tenants have been in situ since 2017 and wish to remain in the property. The rent will be £1,450pcm from April 2026. The vendor is selling a portfolio of properties 2 of which are in Bognor Regis. The vendor will consider relevant cash discounts for purchasers buying more than one property.

Viewings are highly recommended to appreciate all that the property has to offer.

Council Tax: Arun District Council Band B

Property Type: Mid terrace house

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Parking: On-street

Restrictions: None

On 10/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	6 mbps	0.7 mbps
Superfast	✓	79 mbps	20 mbps
Ultrafast	✓	1800 mbps	1000 mbps
Mobile			
Indoor		Outdoor	
EE	Variable	Variable	Good
Three	Good	Good	Good
O2	Good	Good	Good
Vodafone	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.

- Mid terrace house

- 3 Bedrooms

- Separate dining room

- Enclosed rear garden

- Close to Town Centre



Accommodation

Lounge: - 16' 0" x 12' 3" (4.90m x 3.75m)

Dining Room: - 13' 10" x 9' 11" (4.22m x 3.04m)

Kitchen: - 10' 3" x 8' 9" (3.14m x 2.68m)

Bedroom 1: - 12' 1" x 12' 3" (3.69m x 3.75m)

Bedroom 2: - 13' 9" x 10' 11" (4.21m x 3.34m)

Bedroom 3: - 7' 9" x 6' 5" (2.37m x 1.97m)

Bathroom: - 7' 9" x 7' 3" (2.37m x 2.21m)

