

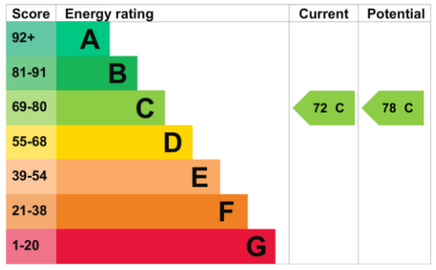






To Book a Viewing

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Offers Over

£400,000

Freehold

10 Wellington Road, Bognor Regis, PO21 2RR









- **4 Bedroom semi-detached**
- **2 Reception rooms**
- **Outbuilding with power**
- **Driveway for 2 cars**
- **Substantial rear garden**



What the agent says... “”

A charming and characterful four-bedroom semi-detached house offering generous accommodation, a large rear garden and excellent potential for further development. The property boasts attractive period features while also offering the exciting opportunity to create a larger and more contemporary family home. The current owners have already explored the possibilities, with plans drawn up for an extension to the rear and further accommodation within the attic space, subject of course to any necessary planning permissions and consents.

A driveway provides valuable off-street parking, while gated side access leads through to the substantial rear garden.

Downstairs, there is a comfortable living room featuring a characterful bay window, a kitchen, a shower room and a second reception room. The latter benefits from patio doors opening directly onto the garden, creating an excellent connection between the house and outside space. There is also useful under-stairs storage. Upstairs, the accommodation is equally well proportioned, with two double bedrooms and a further two smaller bedrooms. The principal bedroom, positioned to the front of the property, enjoys a lovely bay window, while the generous landing provides additional useful storage. A good-sized family bathroom completes the first floor.

The sunny, generously proportioned rear garden offers plenty of space for entertaining, while also presenting an obvious opportunity for future extension. A useful outbuilding with power provides excellent additional storage or workspace.

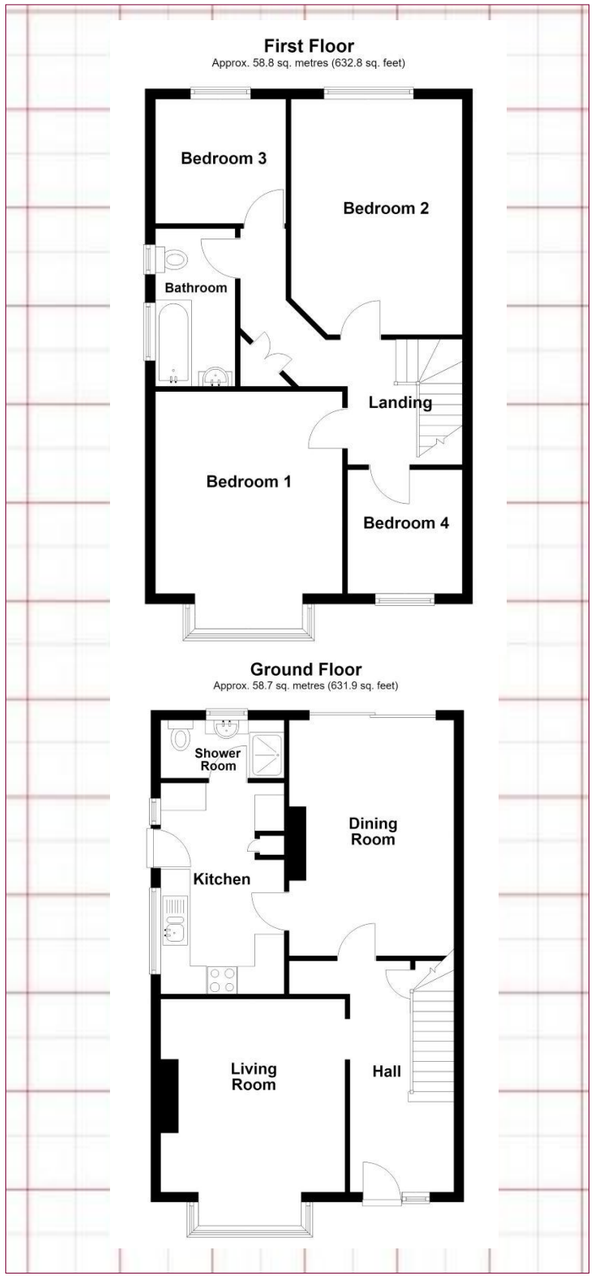
Material Information:

Council Tax: Arun District Council band D
Property Type: Semi-detached House
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: FTTP
Parking: Driveway
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 19/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	10 mbps	0.9 mbps	
Superfast	✓	56 mbps	15 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.



Accommodation

Living Room - 3.75m x 3.93m (12'3" x 12'10")

Dining Room - 3.35m x 4.55m (10'11" x 14'11")

Kitchen - 2.51m x 4.3m (8'2" x 14'1")

Shower Room - 2.51m x 1.18m (8'2" x 3'10")

Bedroom 1 - 3.63m x 3.96m (11'10" x 12'11")

Bedroom 2 - 3.34m x 4.57m (10'11" x 14'11")

Bedroom 3 - 2.54m x 2.42m (8'4" x 7'11")

Bedroom 4 - 2.26m x 2.41m (7'4" x 7'10")

Bathroom - 1.55m x 3.07m (5'1" x 10'0")

