

1 Wendlo Cottages, Bognor Regis, PO22 9LL



Book a Viewing

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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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.



- Semi-detached house
- 4 Bedrooms
- 2 Receptions
- Arranged over 3 floors
- Courtyard garden

Accommodation

Living Room - 3.7m x 3.4m (12'1" x 11'1")

Kitchen - 3.02m x 3.66m (9'10" x 12'0")

Utility Room - 1.84m x 3.92m (6'0" x 12'10")

Bedroom 1 - 3.77m x 3.58m (12'4" x 11'8")

Bedroom 2 - 2.52m x 3.82m (8'3" x 12'6")

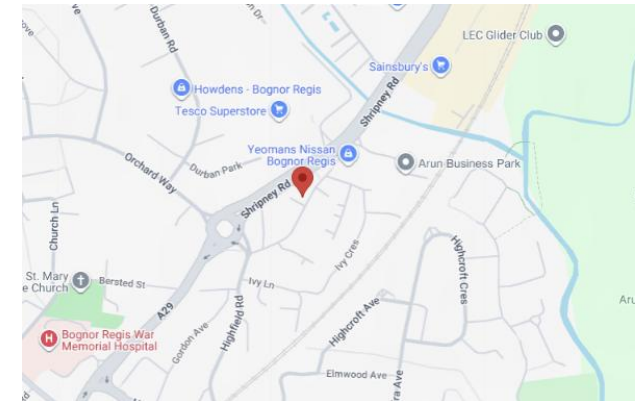
Bedroom 3 - 2.17m x 3.72m (7'1" x 12'2")

Bedroom 4 - 3.05m x 3.45m (10'0" x 11'3")

Bedroom 5 - 4.81m x 4.05m (15'9" x 13'3")

Bathroom 1 - 1.98m x 2.91m (6'5" x 9'6")

Bathroom 2 - 1.8m x 2.31m (5'10" x 7'6")



What the agent says...

Conveniently located for access to the main Tesco's superstore in Bognor Regis, and less than 50 meters from its local pub, The Friary Arms (The Steak and Ale Pie is highly recommended), is this 4-bedroom semi-detached property, that was built in 1878.

The accommodation is divided over three floors and comprises: 2 receptions, kitchen, and large utility on the ground floor. Upstairs are 3 bedrooms, with a main bathroom that has been divided into two separate shower rooms, and a 4th bedroom has been created in what was once the loft area.

Outside, the property has a secluded but shared front access and a courtyard style rear garden. Parking is currently on-street and has been readily available upon our visits to the location.

Important Notes : Investors will be interested to observe that the property is currently used a 5 bed HMO and is rented to students. The passing rent is £2,500 PCM, representing 8.5% (Gross) Yield. The tenancy formally ends in August 2026. (Notice to end the tenancy is issued).

Nevertheless, the property is offered for sale with No Forward Chain and the students are anticipated to clear the property at some point in June 2026. An early surrender of the tenancy (by negotiation) is likely to be available if desired.

The property benefits from an Arun District Council HMO licence, granted on 10/8/23 and valid until 9/2/28. The licence (Ref no 117805) is for 5 occupants and is non-transferable.

Material Information:

Council Tax: Arun District Council Band B

Property Type: Semi-detached house

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: FTTP

Parking: On-street

Restrictions: None

On 24/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	13 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	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.

