

Clarkes

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Asking Price

£280,000

Freehold

20 Adlington Gardens, Bognor Regis. PO21 5GA



- End of terrace house
- 2 Double bedrooms
- Cul-de-sac location
- Off road parking
- Excellent decorative order
- Close to transport links

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

TEL: 01243 861344



What the agent says ... “ ”

Constructed in 2013 this bedroom end of terrace modern home is ideal for First Time Buyers and Buy To Let Landlords.

The accomodation comprises lounge/diner, kitchen, downstairs WC, main bedroom, double second bedroom and bathroom and is presented in excellent decorative order.

Outside, there is a small lawned garden and patio with rear doors that lead to tandem parking for 2 vehicles at the side. The boiler was replaced in 2024 and a large wooden shed will be remaining in the garden.

Annual Estate charge is circa £240 per annum.

Accommodation

Lounge Diner - 3.77m x 4.68m (12'4" x 15'4")

Kitchen - 2.84m x 1.61m (9'3" x 5'3")

WC - 1.6m x 0.88m (5'2" x 2'10")

Bedroom 1 - 3.75m x 2.45m (12'3" x 8'0")

Bedroom 2 - 3.77m x 2.87m (12'4" x 9'4")

Bathroom - 2.05m x 1.69m (6'8" x 5'6")

Material Information

Council Tax: Arun District Council Band C

Property Type: End of terrace house

Property Construction: Standard

Electricity, water, sewerage supply: Mains

Heating: Gas Central Heating

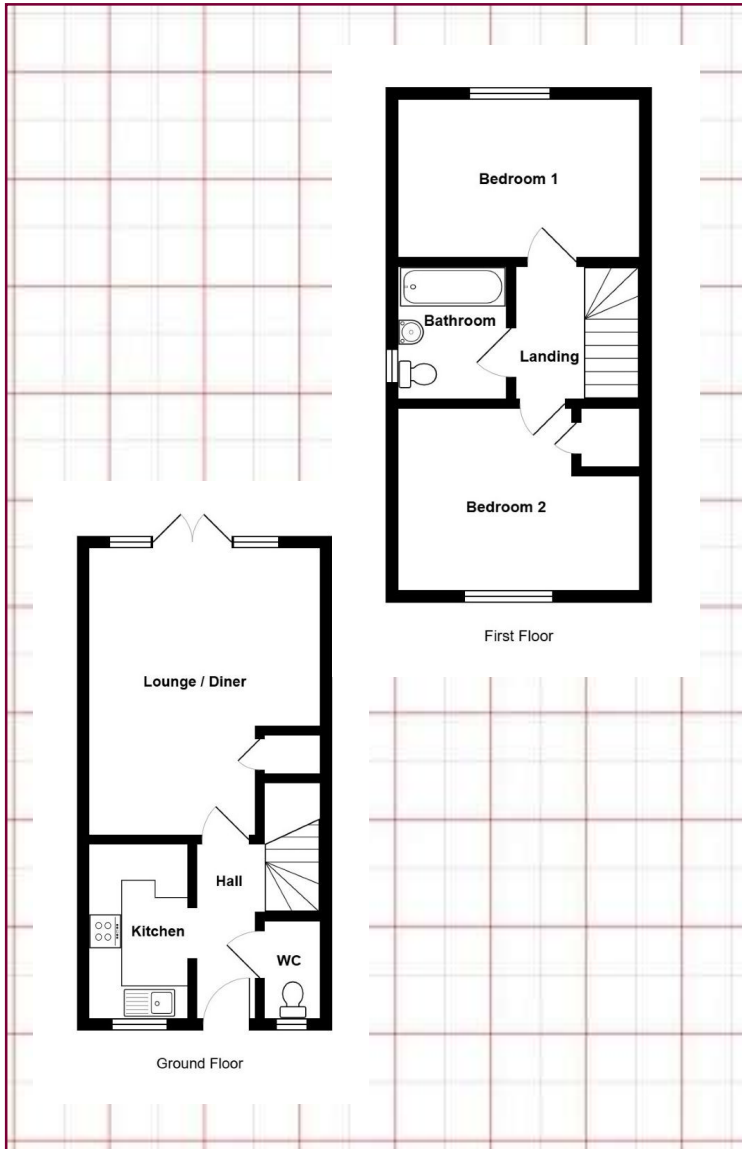
Parking: Off road

Restrictions : None

On 31/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	8 mbps	0.9 mbps	
Superfast	✓	61 mbps	13 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Limited	Limited	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



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



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.

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