

9 Sycamore Road, Bognor Regis, PO22 9LD



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	66 D	
39-54	E		
21-38	F		
1-20	G		



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01243 861344



- 3 Bedroom maisonette
- Private entrance
- Modern fitted kitchen
- Low service charges
- Covered parking



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

This deceptively spacious and well-presented three-bedroom property offers versatile living across two floors, making it an excellent opportunity for first-time buyers and investors alike.

Accessed via steps to the rear, the property benefits from its own private entrance, providing a sense of privacy and independence. The ground floor features a modern fitted kitchen, a generously sized living/dining room ideal for both relaxing and entertaining, a bright and airy sunroom and a well-proportioned third bedroom offering flexible use as a guest room, office, or additional living space.

To the first floor, there are two further good-sized bedrooms, along with a contemporary shower room and a separate WC, adding convenience for busy households.

Externally, the property benefits from covered parking, a valuable addition for ease and security. Further enhancing its appeal are the low service and ground rent charges, making this an affordable option for buyers looking to keep ongoing costs down.

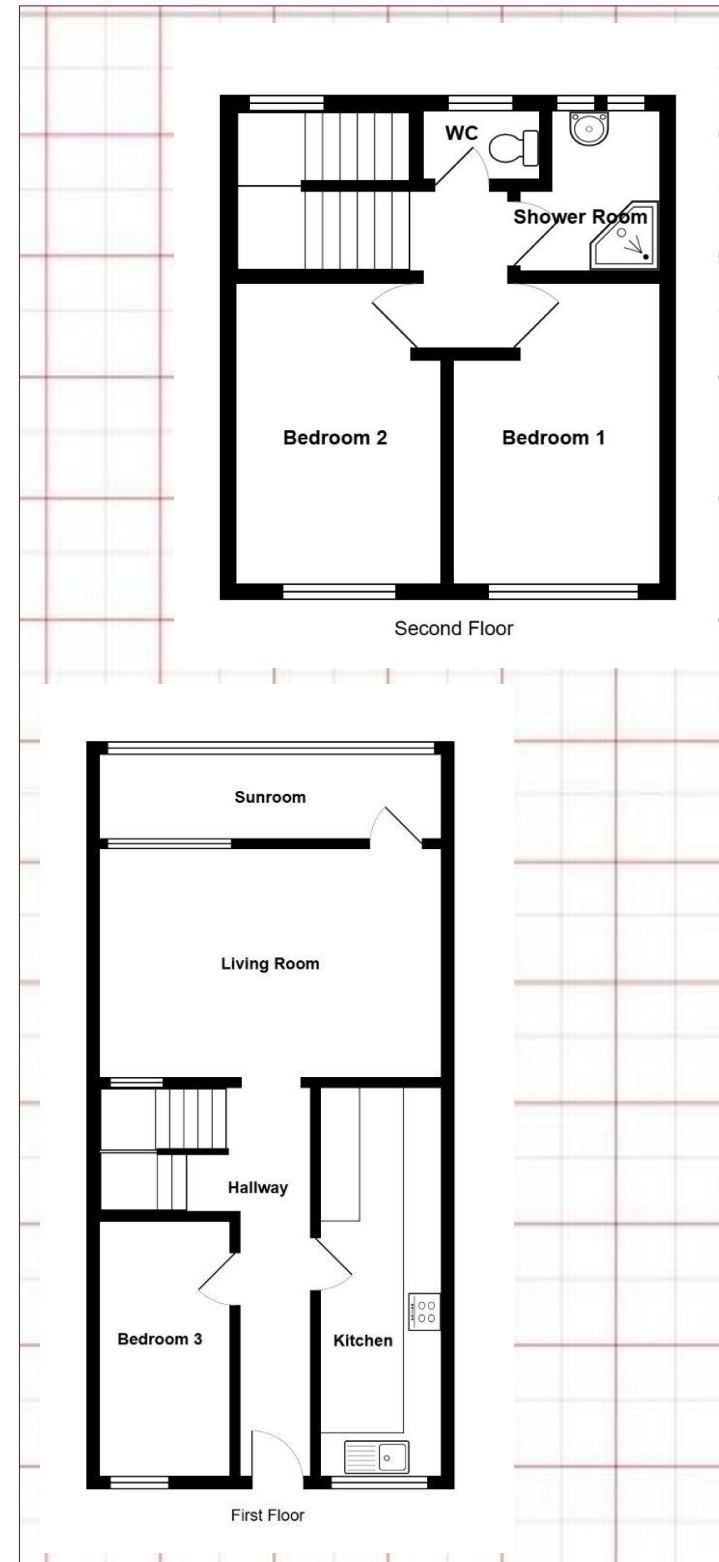
Early viewing is highly recommended to fully appreciate the space and value this property has to offer.

Council Tax: Arun District Council Band B
 Property Type: Purpose built maisonette
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas central heating
 Broadband: ADSL
 Parking: Covered
 Restrictions: None

On 23/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	4 mbps	0.5 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	1000 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.



Accommodation

Living Room - 5m x 3.35m (16'4" x 10'11")

Sunroom - 5m x 1.22m (16'4" x 4'0")

Kitchen - 1.77m x 5.68m (5'9" x 18'7")

Bedroom 1 - 2.45m x 3.66m (8'0" x 12'0")

Bedroom 2 - 2.43m x 3.59m (7'11" x 11'9")

Bedroom 3 - 2.01m x 3.73m (6'7" x 12'2")

Bathroom - 1.72m x 1.71m (5'7" x 5'7")

WC - 1.41m x 0.84m (4'7" x 2'9")

