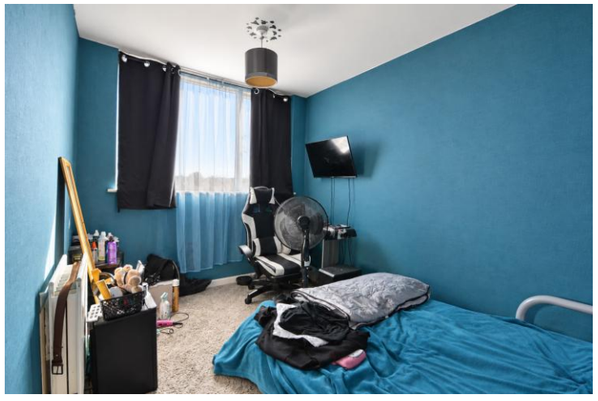






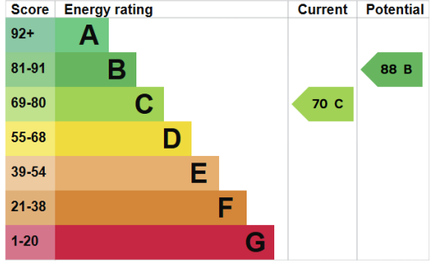






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1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The 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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Asking Price

£250,000

Freehold

4 Durlston Drive, Bognor Regis, PO22 9EH



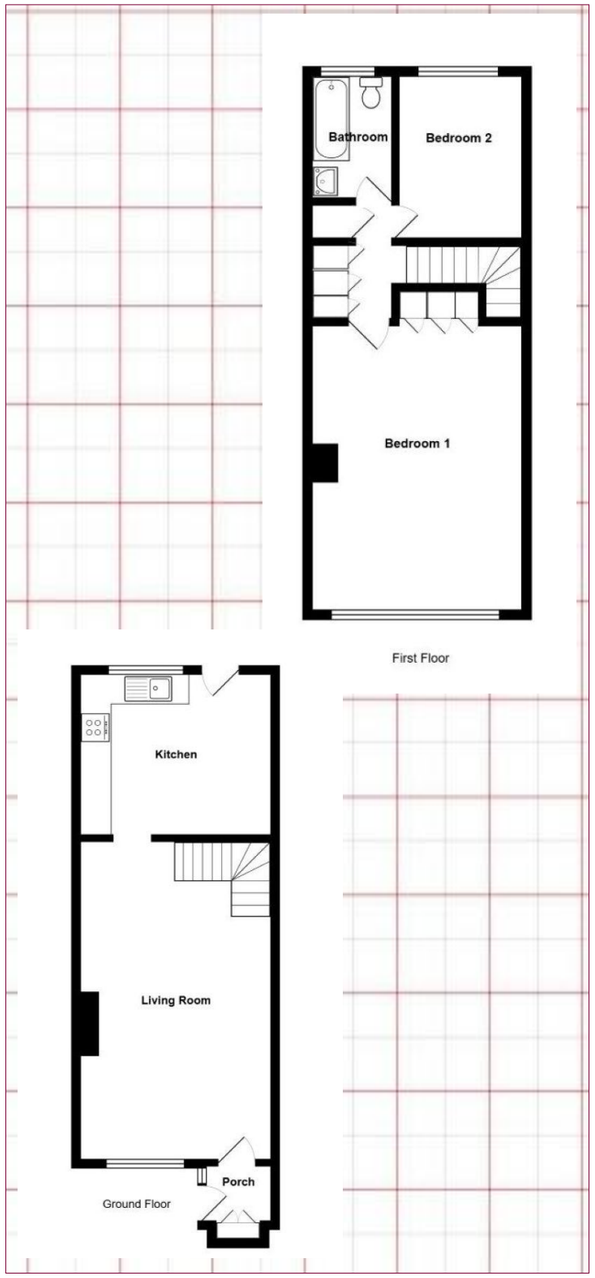






- **Terraced house**
- **2 Double bedrooms**
- **Generous living area**
- **Garage at rear**
- **Ideal for first time buyers**





Accommodation

Living Room - 3.93m x 6.62m (12'10" x 21'8")

Kitchen - 3.96m x 3.33m (12'11" x 10'11")

Bedroom 1 - 3.95m x 5.37m (12'11" x 17'7")

Bedroom 2 - 2.21m x 3.38m (7'3" x 11'1")

Bathroom - 1.49m x 2.47m (4'10" x 8'1")

Garage

What the agent says... "

A well-proportioned two-bedroom terraced house, ideally suited to first-time buyers or those looking for a property with scope to adapt to their individual needs. The ground floor offers a welcoming entrance porch with useful storage, leading into a generous living / dining room. To the rear is a good-sized kitchen with direct access onto the sunny rear garden, with gated rear access to the property's garage, providing particularly useful additional storage and secure parking.

Upstairs, the property features two well-sized double bedrooms and a family bathroom. The principal bedroom is notably generous in size and benefits from fitted storage, while further built-in storage is available from the landing. An attractive feature of the principal bedroom is its size and flexibility. Similar properties within the terrace have utilised the generous proportions of this room to create an additional bedroom, providing potential for buyers who may wish to explore the possibility of converting the property into a three-bedroom home, subject to the necessary consents and requirements.

Material Information:

Council Tax: Arun District Council Band B
Property Type: Terraced house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 17/09/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	6 mbps	0.8 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Variable	Variable	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.

