

Clarkes

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Asking Price

£260,000

Freehold

10 Pulborough Way, Bognor Regis, PO22 6QR



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		85 B
69-80	C		
55-68	D	62 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.

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01243 861344

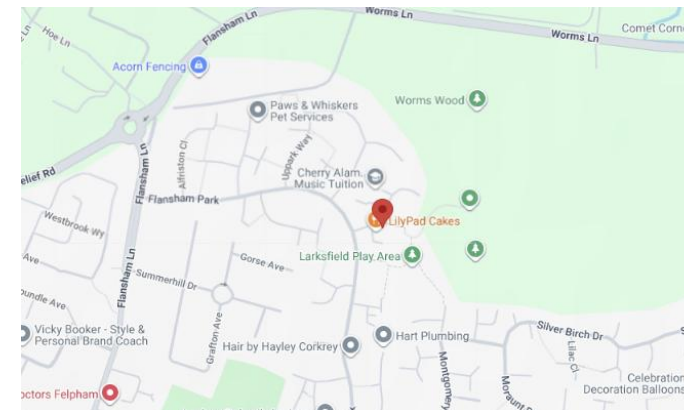


- Mid terrace house
- 2 Bedrooms
- Modern bathroom
- Garage in compound
- No forward chain



Accommodation

- Lounge** - 2.96m x 5.73m (9'8" x 18'9")
- Kitchen** - 2.36m x 3.41m (7'8" x 11'2")
- Bedroom 1** - 3.03m x 3.69m (9'11" x 12'1")
- Bedroom 2** - 2.74m x 2.7m (8'11" x 8'10")
- Bathroom** - 2.07m x 1.9m (6'9" x 6'2")
- Garage** - 2.53m x 5.06m (8'3" x 16'7")



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

Offered for sale with no forward chain, this two-bedroom, mid-terraced property presents an excellent opportunity that is ideal for those starting their home ownership journey or seeking an investment. This is a residence that provides a comfortable and convenient living space.

The accommodation comprises a welcoming hallway, leading to a lounge / diner, and a functional kitchen with an integral oven, hob and recycler. Upstairs is a main double bedroom and a smaller single room. The bathroom has already been replaced and features a contemporary white suite.

The property is ex-rental and it would benefit internally from fresh décor. However, the fundamentals are sound with gas central heating and double glazing throughout. Outside, the rear garden is a blend of lawn and patio and includes a useful wooden shed. A further area of garden conveniently connects to the courtesy door and direct access to a single garage. On road parking is available in laybys to the front and a small front garden is adorned with a recently trimmed tree adding to the property's kerb appeal.

A practical layout, valuable garage, and appealing location make it a property not to be missed.

Council Tax: Arun District Council Band C
 Property Type: Mid terrace house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas central heating
 Broadband: ADSL
 Parking: Garage in compound
 Restrictions: None

On 22/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	6 mbps	0.8 mbps	
Superfast	✓	50 mbps	9 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Limited	Limited	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Limited	Limited	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.

