



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	74 C	76 C
55-68	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.

Clarkes

Service you deserve. People you trust.

Asking Price
£170,000
Leasehold

9 Sycamore Road, Bognor Regis, PO22 9LD



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

01243 861344



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



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")

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.

