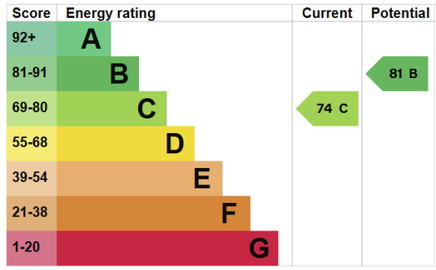
Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW



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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.

Clarkes

Service you deserve. People you trust.

Asking price
£325,000
Freehold

33 Longford Road, Bognor Regis, PO21 1AB

http://www.clarkesestates.co.uk **01243 861344**

- **Mid terrace house**
- **3 Bedrooms**
- **Separate dining room**
- **Enclosed rear garden**
- **Close to Town Centre**

Accommodation

Lounge: - 16' 0" x 12' 3" (4.90m x 3.75m)

Dining Room: - 13' 10" x 9' 11" (4.22m x 3.04m)

Kitchen: - 10' 3" x 8' 9" (3.14m x 2.68m)

Bedroom 1: - 12' 1" x 12' 3" (3.69m x 3.75m)

Bedroom 2: - 13' 9" x 10' 11" (4.21m x 3.34m)

Bedroom 3: - 7' 9" x 6' 5" (2.37m x 1.97m)

Bathroom: - 7' 9" x 7' 3" (2.37m x 2.21m

What the agent says... “„

This 3-bedroom mid terrace home is located in the popular area of Bognor Regis and is just moments away from the town and train station. The property is offered for sale with no forward chain and tenants in situ, making a ready-made investment.

Internally, the property offers an entrance hallway, lounge, kitchen and separate dining room. The kitchen looks out onto the garden, is fitted with built in oven and hob and and there is plenty of space for other appliances. Upstairs there are 2 double bedrooms with traditional style fireplaces, a smaller third bedroom and a bathroom fitted with a 3-piece white suite. The property is neutrally decorated in white throughout.

Externally the property benefits from fully enclosed front and rear gardens.

The tenants have been in situ since 2017 and wish to remain in the property. The rent will be £1,450pcm from April 2026. The vendor is selling a portfolio of properties 2 of which are in Bognor Regis. The vendor will consider relevant cash discounts for purchasers buying more than one property.

Viewings are highly recommended to appreciate all that the property has to offer.

Material Information:

Council Tax: Arun District Council Band B
Property Type: Mid terrace house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: On-street
Restrictions: None

On 10/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	6 mbps	0.7 mbps	
Superfast	✓	79 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	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.