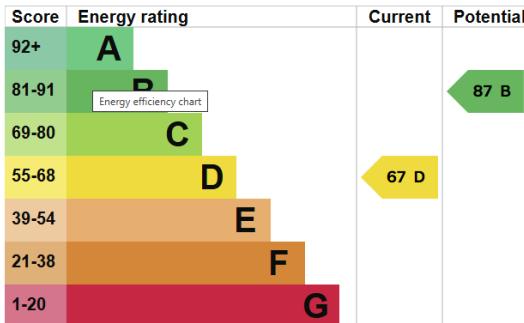


## 8 Wadhurst Close, Bognor Regis, PO21 5LD



### Book a Viewing

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



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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.

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

01243 861344



## What the agent says... „, Material Information:

Clarkes are delighted to present this end of terrace home offering fantastic potential, ideal for investors or buyers looking to put their own stamp on a property. Requiring some love and attention, this well-located house represents excellent value and an exciting opportunity to add value.

The accommodation comprises an entrance hall, a spacious living/dining room and a separate kitchen. To the first floor are two generous double bedrooms and a family bathroom.

Externally, the property benefits from a patio garden with gated access leading directly to residents' parking at the rear, providing both convenience and practicality.

Situated in a popular area of Bognor Regis, the property enjoys easy access to the town centre with its wide range of shops, bars and restaurants, as well as the mainline train station offering excellent commuter links.

Early viewing is strongly recommended to fully appreciate the potential and value this property has to offer.

Council Tax: Arun District Council Band B  
 Property Type: End of terrace house

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Parking: Residents parking

Restrictions: None

On 02/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	13 mbps	1 mbps	
Superfast	✓	80 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	Limited	Limited	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- End of terrace house
- 2 Double bedrooms
- Close to Town centre
- Residents parking
- Ideal for investors



## Accommodation

Living/Dining Room - 4.3m x 3.62m (14'1" x 11'10")

Kitchen - 3.6m x 2.32m (11'9" x 7'7")

Bedroom 1 - 2.45m x 3.63m (8'0" x 11'10")

Bedroom 2 - 2.33m x 3.62m (7'7" x 11'10")

Bathroom - 2.64m x 1.49m (8'7" x 4'10")

