

## 1 Cheshire Close, Bognor Regis, PO21 1YA



### Book a Viewing

Call: 01243 861344

Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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.





- End of terrace house
- 3 Bedrooms
- Downstairs WC
- Ensuite shower room
- Off road parking
- Cul-de-sac location



## Accommodation

**Lounge Diner** - 4.52m x 3.69m (14'9" x 12'1")

**Kitchen** - 2.65m x 3.64m (8'8" x 11'11")

**WC** - 1.77m x 0.73m (5'9" x 2'4")

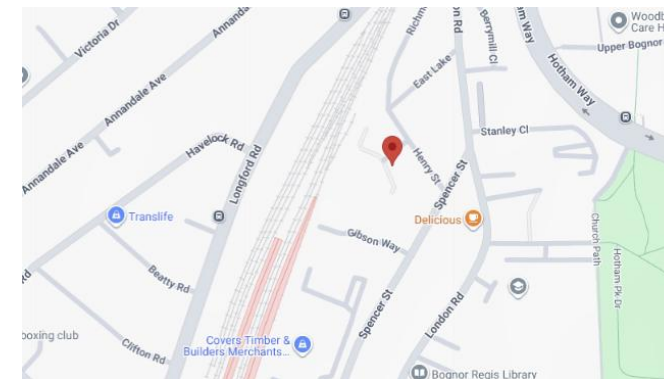
**Bedroom 1** - 3.55m x 3.13m (11'7" x 10'3")

**Ensuite** - 1.59m x 1.62m (5'2" x 5'3")

**Bedroom 2** - 2.58m x 2.15m (8'5" x 7'0")

**Bedroom 3** - 1.85m x 2.85m (6'0" x 9'4")

**Bathroom** - 1.68m x 1.89m (5'6" x 6'2")



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

Offering an exciting opportunity for buyers looking to create a home of their own, this three-bedroom end-of-terrace property is packed with potential and is ready for a new owner to breathe fresh life into it. While requiring some updating and improvement throughout, the property presents an excellent chance to add value and put your own stamp on a well-proportioned family home.

Tucked away in a pleasant cul-de-sac location, the property benefits from off-road parking with two spaces to the front side of the property and a further two spaces to the rear. There is also a sunny south-west facing rear garden, providing the perfect space to enjoy afternoon and evening sunshine.

The accommodation comprises an entrance hall with useful under-stairs storage, a ground floor WC, a kitchen with space for a small dining table and chairs, and a generous living room overlooking the rear garden.

Upstairs, there are three bedrooms, including a primary bedroom with en-suite shower room, together with a family bathroom. The property also benefits from loft space, offering additional storage.

Conveniently positioned close to the town centre, residents can enjoy easy access to a wide range of amenities including shops, bars, restaurants, a cinema, and the mainline railway station, making it an excellent choice for commuters and families alike.

Whether you're a first-time buyer looking for a project, an investor seeking an opportunity, or simply someone with a vision, this property offers the chance to create something special in a convenient location.

Council Tax: Arun District Council Band C  
 Property Type: End of terrace house  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: Off road  
 Restrictions: None

On 15/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	16 mbps	1 mbps
Superfast	✓	74 mbps	20 mbps
Ultrafast	✓	5500 mbps	5500 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.

