





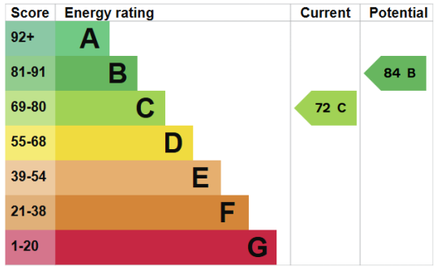






Book a Viewing

Call: 01243 861344
Email: 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.

Clarkes

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Offers Over

£270,000

Freehold

40 William Street, Bognor Regis, PO21 1DL









- **Semi-detached house**
- **3-4 Bedrooms**
- **Top floor suite**
- **Flexible accomodation**
- **Enclosed rear garden**
- **Close to Town centre**



Accommodation

Living Room/Bedroom 4 - 3.2m x 3.18m (10'5" x 10'5")

Dining Room - 3.6m x 3.37m (11'9" x 11'0")

Kitchen - 2.78m x 2.91m (9'1" x 9'6")

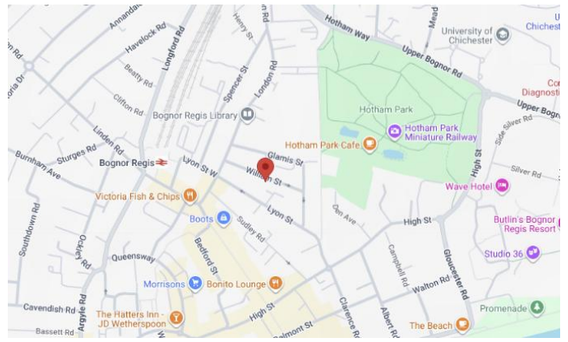
Bedroom 1 - 3.17m x 4.23m (10'4" x 13'10")

Bedroom 2 - 2.57m x 3.62m (8'5" x 11'10")

Bedroom 3 - 3.61m x 3.12m (11'10" x 10'2")

Ensuite - 1.64m x 2.09m (5'4" x 6'10")

Bathroom - 2.76m x 2.91m (9'0" x 9'6")





What the agent says… “ ” Material Information:

A charming and characterful three-bedroom semi-detached home, thoughtfully arranged over three floors, offering versatile living space ideal for families or those seeking flexible accommodation.

The ground floor welcomes you with an inviting entrance hall leading to a living room with bay window, which could also serve as a fourth bedroom, complete with a feature fireplace that adds warmth and character. A separate dining room provides the perfect setting for entertaining, with access to the kitchen, leading onto to the rear garden, creating a seamless indoor-outdoor flow.

The first floor is split-level and comprises two well-proportioned double bedrooms along with a generously sized family bathroom. The space offers excellent potential, with room to accommodate both a separate bath and shower if desired.

The property has been extended to create a top-floor bedroom suite, benefiting from its own en-suite shower room - an ideal private retreat.

With its blend of period charm, flexible layout, and additional living space, this delightful home presents a wonderful opportunity for a wide range of buyers.

Council Tax: Arun District Council Band B
Property Type: Semi-detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Mains
Broadband: ADSL
Parking: On-street permit parking
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 24/03/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	75 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.