

Clarkes

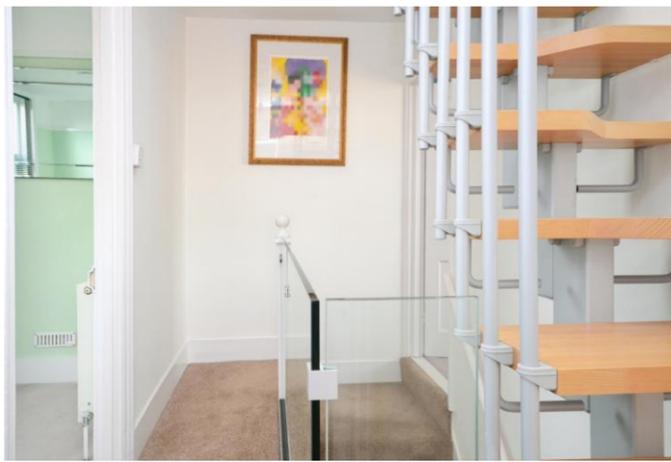
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Asking Price

£425,000

Freehold

Verona, Outram Road, PO22 7AL



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		86 B
69-80	C		
55-68	D	67 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.

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

01243 861344



- Extended and refurbished
- Modern Kitchen/diner
- Sun terrace to 2nd floor
- Off-road parking
- Sea views



Accommodation

Living Room - 2.75m x 4.24m (9'0" x 13'10")

Kitchen/Diner - 5.1m x 3.96m (16'8" x 12'11")

Bedroom 1 - 2.75m x 3.65m (9'0" x 11'11")

Bedroom 2 - 2.4m x 4.3m (7'10" x 14'1")

Bedroom 3 (second floor) - 3.48m x 3.98m (11'5" x 13'0")

Sun Terrace - 1.95m x 2.8m (6'4" x 9'2")

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

Located just 30 metres from the Felpham Promenade and with a beautiful sea view, is this extended and refurbished 3-bedroom cottage. The local village shops are approx. 500 metres walk.

The accommodation comprises of a lounge, large and very modern kitchen/diner with integral fridge freezer, hob, double oven, dishwasher, washing machine and even has pan drawers, upstairs; 2 bedrooms and modern bathroom to the first floor, and the second floor has been converted from a loft to create an ideal study/office or third bedroom with triple folding and sliding doors to the terrace with the aforementioned views. Protected from the wind by glass panels, this is a terrific outdoor space to soak up some sunshine and chill out.

Outside, the front has been laid to Block paving and creates off-road parking for 2 vehicles. The rear garden is also accessed via triple folding and sliding doors and creates a small protected, useful space with tall fencing.

We think this is one of the better refurbishments we have seen and strongly recommend viewing.

Council Tax: D
 Property Type: Purpose built
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas central
 Broadband: FTTP
 Parking: Driveway
 Restrictions: None

On 18/06/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

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.

