

## Gainsboro Road, Bognor Regis, PO21 2HT



- Four bedrooms
- Terrace House
- Immaculately presented
- Gas Central Heating
- Private Garden

## Part A & B: Further Property Information

Council Tax / Domestic Rates	The property is Council Tax Band C Please visit <a href="http://www.arun.gov.uk/council-tax-bands">www.arun.gov.uk/council-tax-bands</a> for the latest monetary calculations.
Rent	£1,295 pcm
Deposit (s)	£1,494
Property Type	Mid Terraced House
Property Construction	The property is of regular construction. The property has a pitched roof.
Number & types of room	3 Bedrooms, 1 Bathroom, 0 En-Suites, 1 Toilet, 1 Reception, 1 Kitchen
Electricity Supply	The property is connected to a Mains Electricity Supply.
Water Supply	The property is connected to a Mains Water Supply.
Sewerage	The property is connected to Mains Drainage.
Heating	The property has gas central heating
Broadband	The availability of broadband services can be identified using this link: <a href="#">Broadband and mobile coverage checker - Ofcom</a>
Mobile Signal/Coverage	The availability of mobile telephone services can be identified using this link: <a href="#">Broadband and mobile coverage checker - Ofcom</a>
Parking	On street parking

## Part C: Further Information that may affect some but not all properties.

Building Safety	We are not aware of any adverse Building Safety information.
Restrictions	No students / No smokers
Rights & Easements	We are not aware of any adverse rights or easements that that will affect the property.
Flood Risk	We are not aware of the existence of an elevated flood risk that will affect the property.
Coastal erosion risk	We are not aware of the existence of an erosion risk that will affect the property. <a href="#">Check coastal erosion management in your area - GOV.UK (www.gov.uk)</a>
Planning permission	We are not aware of any adverse planning consents that will affect the property.
Accessibility/adaptations	We are not aware of the existence of accessibility adaptations that will affect the property.
Coalfield or mining area	We are not aware of the existence of mining in the area that will affect the property.

Email: [Lettings@clarkesestates.co.uk](mailto:Lettings@clarkesestates.co.uk)  
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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.