



**Book a Viewing**

**Call: 01243 861344**

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

**27 Sudley Road, Bognor Regis, PO21 1EW**

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | A       | 96        |
| (81-91)                                     | B       | 83        |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       |           |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       |           |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |



**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

*Service you deserve. People you trust.*

**Asking Price**  
**Offers Over £300,000**  
**Freehold**

**39 Normandy Way, Havant, PO9 5FH**



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

**01243 861344**





- Semi-Detached Home
- Two Bedrooms
- Ensuite to Main Bedroom
- Lounge/Diner
- Modern Kitchen & Bathrooms
- Two Allocated Parking Spaces



## Accommodation

Hall - 3.56m x 1.03m (11'8" x 3'4")

Downstairs WC - 1.56m x 0.95m (5'1" x 3'1")

Kitchen - 3.72m x 1.78m (12'2" x 5'10")

Lounge / Diner - 4.9m x 3.94m (16'0" x 12'11")

Stairs / Landing - 2.49m x 1.96m (8'2" x 6'5")

Bedroom 1 - 3.94m x 2.69m (12'11" x 8'9")

Ensuite - 1.46m x 1.87m (4'9" x 6'1")

Bathroom - 1.92m x 1.87m (6'3" x 6'1")

Bedroom 2 - 3.94m x 2.45m (12'11" x 8'0")

Rear Garden - 13.26m x 4.53m (43'6" x 14'10")

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

Constructed as a new build property by Bellway Homes in 2021 is this delightful two-bedroom, two-bathroom semi-detached home.

The accommodation comprises lounge/diner, kitchen, downstairs WC, main bedroom with ensuite shower room, a second double bedroom and bathroom.

The layout provides storage cupboards that are consistent with the property size and, of course, the property benefits from modern design with double glazing, gas fired central heating and beautiful kitchen and bathrooms.

Outside there is off road parking in two side-by-side parking spaces (allocated) and the rear garden (which is well presented and maintained), has side access. The seller has installed an external power point to the front which supports kerb side charging for a vehicle.

### Agents Note:

We hereby provide formal disclosure that the seller is related to a staff member that works at Clarkes Estate Agents.

Council Tax: Havant Borough Council Band C  
Property Type: Purpose Built  
Property Construction: Standard  
Electricity, Water, Drainage Supply: Mains  
Heating: Gas Fired Central Heating  
Parking: Two Off Road Allocated Parking Spaces  
There is an Estate Charge payable annually. For 2025 the amount is £412.16

On 29/08/2024 information from the Ofcom Website shows:

| Broadband | Availability | Max Down  | Max Up   |
|-----------|--------------|-----------|----------|
| Standard  | ✓            | 8 mbps    | 0.8 mbps |
| Superfast | ✓            | 60 mbps   | 17 mbps  |
| Ultrafast | ✓            | 1000 mbps | 220 mbps |

| Mobile   | Indoor  |         | Outdoor |        |
|----------|---------|---------|---------|--------|
|          | Voice   | Data    | Voice   | Data   |
| EE       | Limited | Limited | Likely  | Likely |
| Three    | Limited | Limited | Likely  | Likely |
| O2       | Likely  | Limited | Likely  | Likely |
| Vodafone | Limited | Limited | Likely  | Likely |

**Anti Money Laundering** checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

