



Book a Viewing

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 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.

Clarkes

Estate Agents & Lettings Agents

Asking Price
£280,000
Freehold

12 Tuscan Avenue, Bognor Regis, PO22 7TE



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01243 861344



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

Located on a popular private estate in Middleton on Sea and just 500m (approx.) from the beach, is this 4 bedroom detached Bungalow. We have been advised that the Estate charges are £135 per annum. The property is of non standard construction (wooden framed) and will have an element of Asbestos, and is in need of refurbishment. (Mortgage lending will be severely limited and the property will suit cash buyers).

A new boiler was fitted in 2023. All other areas of the property will need updating, replacing, redecorating and repairing. The project is more than simple DIY and will suit those who are prepared to handle major projects.

Outside there is a separate garage with parking to the side plus a small frontage area and comfortable sized rear garden. Viewings are recommended for investors and project managers.

Council Tax: Arun District Council Band D
Property Type: Purpose Built
Property Construction: **Non-Standard - wooden framed**
Electricity, Water, Drainage Supply: Mains
Heating: Gas Fired Central Heating
Parking: Garage

On 15/5/25 information from the Ofcom Website shows:				
Broadband Standard	Availability	Max Down		Max Up
	✓	18 mbps		1.0 mbps
Superfast	✓	80 mbps		20 mbps
Ultrafast	X	X		X

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

Anti Money Laundering Checks. This will be a check conducted by Verify, an independent third-party Company. The cost is **£30 per person** and is payable before a Memorandum of Sale is issued.

- Located on a Private Estate
- 500m (approx) from Beach
- Refurbishment project
- Non standard construction
- Garage and parking



Accommodation

Porch - 4.27m x 1.63m (14'0" x 5'4)

Hall - 0.83m x 4.73m (2'8" x 15'6")

Lounge - 3.68m x 4.68m (12'0" x 15'4") plus 1.81m Bay Window

Kitchen - 4.49m x 2.4m (14'8" x 7'10") widening to 3.34m

Downstairs Bathroom - 3.18m x 1.83m (10'5" x 6'0") plus WC area 2.81m x 1.08

WC - 1.44m x 1.16m (4'8" x 3'9")

Bedroom 1 (front) - 3.2m x 3.67m (10'5" x 12'0")

Bedroom 2 (upstairs front) - 3.96m (at shoulder height) x 4.38m (12'11" x 14'4")

Bedroom 3 - 3.2m x 2.45m (10'5" x 8'0")

Bedroom 4 - 3.14m x 2.51m (10'3" x 8'2")

Stairs/Landing (accessed via lounge) shallow/easy use stair case

Garage

