



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
£269,500  
Freehold

21 Longford Road, Bognor Regis, PO21 1AB



Book a Viewing

01243 861344  
Sales@ClarkesEstates.co.uk  
27 Sudley Road, Bognor Regis, PO21 1EW  
<http://www.clarkesestates.co.uk>

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 66 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.



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01243 861344





## What the agent says... “,,

Offered for sale with no forward chain, Clarkes are delighted to present to the market this spacious, 3-bed property.

With the house in need of a little love and attention, it is, in our opinion ideal for investors, first time buyers or those simply looking to add their own stamp.

The accommodation comprises to the ground floor a good size porch, large entrance hall, living room, separate dining room, kitchen and cloakroom. Access to the westerly aspect rear garden is from the dining room, as well as the kitchen.

Upstairs offers two great size double bedrooms, a single bedroom and family bathroom.

To the front of the property, there is a front garden which could, with permission for a dropped kerb, be converted into off-road parking as the precedent has been set in the area.

The property is conveniently located within walking distance to the town centre with its train station providing links to Brighton and London and also many shops, bars and restaurants.

Viewings are highly recommended to appreciate all that the property has to offer.

## Material Information:

Council Tax: Arun DC Band B  
Property Type: Purpose built house  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Broadband: ADSL  
Parking: On road  
Restrictions: None

On 17/6/2025 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up   |        |
|-----------|--------------|----------|----------|--------|
| Standard  | ✓            | 8mbps    | 0.9mbps  |        |
| Superfast | ✓            | 80mbps   | 20mbps   |        |
| Ultrafast | ✓            | 1800mbps | 1000mbps |        |
| Mobile    | Indoor       |          | Outdoor  |        |
|           | Voice        | Data     | Voice    | Data   |
| EE        | Limited      | Limited  | Likely   | Likely |
| Three     | Likely       | Likely   | Likely   | Likely |
| O2        | Likely       | Likely   | Likely   | Likely |
| Vodafone  | Likely       | Likely   | 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.

- 3 Bedrooms
- Front and rear gardens
- No forward chain
- Walking distance to town
- Ideal for first time buyer



## Accommodation

- Porch** - 1.1m x 2.49m (3'7" x 8'2")
- Living Room** - 4.92m x 3.75m (16'1" x 12'3")
- Dining Room** - 4.18m x 3.75m (13'8" x 12'3")
- Kitchen** - 3.11m x 2.98m (10'2" x 9'9")
- Bedroom 1** - 4.21m x 3.75m (13'9" x 12'3")
- Bedroom 2** - 3.63m x 3.77m (11'10" x 12'4")
- Bedroom 3** - 2.43m x 1.97m (7'11" x 6'5")
- Bathroom** - 2.2m x 1.97m (7'2" x 6'5")

