

Asking Price  
£250,000  
Freehold

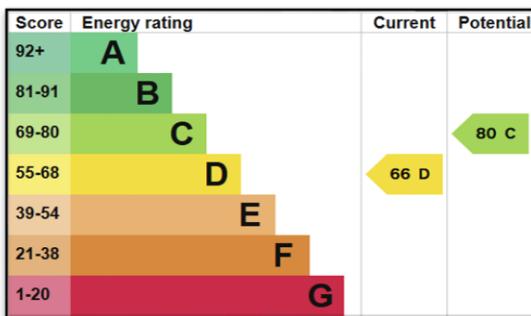
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21 Longford Road, Bognor Regis, PO21 1AB



**Book a Viewing**

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01243 861344



## What the agent says... „„

Offered for sale with no forward chain, Clarks 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 Clarks 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")

