



Clarkes

Estate Agents & Lettings Agents

Offers Over
£300,000
Freehold

1B Westloats Lane, Bognor Regis, PO21 5LA



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 | | 79 C |
| 55-68 | D | 67 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.

Service you deserve. People you trust.

01243 861344



- Spacious 3 Bed Semi
- Popular residential area
- Versatile outbuilding
- Off Road parking
- Requires modernisation



Accommodation

Living Room - 3.31m x 3.37m (10'10" x 11'0")

Dining Room - 3.19m x 3.17m (10'5" x 10'4")

Kitchen - 3.15m x 3.32m (10'4" x 10'10")

Utility Room - 2.37m x 1.9m (7'9" x 6'2")

Bedroom 1 - 3.33m x 3.58m (10'11" x 11'8")

Bedroom 2 - 3.19m x 3.58m (10'5" x 11'8")

Bedroom 3 - 2.3m x 3.01m (7'6" x 9'10")

Bathroom - 2.17m x 3.04m (7'1" x 9'11")

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

This spacious 3-bedroom semi-detached house offers a fantastic opportunity for buyers looking to put their own stamp on a property. Requiring some modernisation throughout, the home is ideal for investors, first-time buyers, or anyone seeking a project. Located in a popular residential area, the property is close to local amenities, schools, and transport links, making it an ideal long-term investment.

The accommodation offers three well-proportioned bedrooms upstairs with family bathroom. On the ground floor, there is good sized L-shaped hallway which leads into the living / dining room and kitchen. The property also offers convenience with a downstairs cloakroom, as well as a versatile outbuilding, which could be used as a utility space or converted to a home office.

Outside, the property offers generous off-road parking and a good size garden to the rear. With plenty of scope to add value, this property is a blank canvas ready to be transformed into a modern family home.

Council Tax: Arun District Council Band C
Property Type: Purpose Built House
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Off-road
Restrictions: None

On 03/07/2025 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up | |
|-----------|--------------|-----------|-----------|------|
| Standard | ✓ | 9 mbps | 0.9 mbps | |
| Superfast | ✓ | 55 mbps | 16 mbps | |
| Ultrafast | ✓ | 1800 mbps | 1000 mbps | |
| Mobile | Indoor | | Outdoor | |
| | Voice | Data | Voice | Data |
| EE | Good | Good | Good | Good |
| Three | Good | Good | Good | Good |
| O2 | Variable | Variable | Good | Good |
| Vodafone | Good | Good | Good | Good |

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.

