



Book a Viewing

01243 861344
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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		
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
£250,000
Freehold

116 The Causeway, Bognor Regis, PO21 4PQ



Service you deserve. People you trust.

01243 861344



- Village Location
- Open plan lounge/diner
- Garage
- 3 Bed terraced
- Ideal investment project



Accommodation

Sitting/Dining Room - 7.87m x 3.8m at widest point (25'9" x 12'5")

Kitchen - 3.08m x 2.02m (10'1" x 6'7")

Bedroom 1 - 4.7m x 2.64m (15'5" x 8'7")

Bedroom 2 - 3.09m x 2.49m (10'1" x 8'2")

Bedroom 3 - 2.18m x 1.85m (7'1" x 6'0")

Bathroom - 2.02m x 2.15m (6'7" x 7'0")

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

Nestled in a quiet, tucked-away location in the heart of picturesque Pagham village, this three-bedroom mid-terrace property comes with bags of potential, offering an exciting opportunity for those looking to make their mark. Just a short walk to the seafront, local eateries and amenities, this home combines coastal living with convenience.

The ground floor features an open-plan lounge/diner ideal for entertaining, a separate kitchen, and a downstairs WC for added practicality. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

While the property would benefit from some updating, it offers excellent potential to create a wonderful family home or investment.

Additional benefits include a garage, off-road parking, and a peaceful position set back from the main road.

Whether you're a first-time buyer, growing family, or looking for a project in a sought-after coastal village, this home could be the perfect fit.

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: Garage and off-road
Restrictions: None

On 11/08/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X	mbps	mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Unlikely	Unlikely	Good	Good
Three	Variable	Variable	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.

