



# Clarkes

Service you deserve. People you trust.

Asking Price  
£250,000  
Freehold

6 Hawkins Close, Bognor Regis, PO21 3LW



Book a Viewing

Call: 01243 861344  
Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)  
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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.

<http://www.clarkesestates.co.uk>

01243 861344





- 3 Bed terraced house
- Open plan kitchen/diner
- Cul-de-sac location
- South-west facing garden
- In need of modernisation



### Accommodation

**Lounge** - 4.58m x 3.44m (15'0" x 11'3")

**Kitchen/Diner** - 5.69m x 2.64m (18'8" x 8'7")

**Bedroom 1** - 3.8m x 2.61m (12'5" x 8'6")

**Bedroom 2** - 4.52m x 2.63m (14'9" x 8'7")

**Bedroom 3** - 3.03m x 1.85m (9'11" x 6'0")

**Bathroom** - 2.14m x 1.82m (7'0" x 5'11")

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

Ideal for first-time buyers, investors, or anyone keen to put their own stamp on a property, this 3-bedroom terraced house offers a fantastic opportunity in a sought-after cul-de-sac location. Set in a residential area, the home benefits from residents' parking and a south-west facing rear garden, perfect for enjoying afternoon sun. The garden also features a shed and rear access, offering both convenience and outdoor storage. Inside, the property is bright and open-plan, with a spacious kitchen/diner flowing through to the living room, which opens directly onto the garden - ideal for entertaining or family life. There's also a downstairs cloakroom and a versatile space ideal for home working. Upstairs you'll find two double bedrooms, a single bedroom or home office, and a family bathroom. While the property is in need of modernisation, it has excellent potential to become a stylish and comfortable home. Whether you're stepping onto the property ladder, looking for a smart investment, or searching for a home to renovate and personalise, this is an opportunity not to miss.

Council Tax: Arun District Council Band C  
Property Type: Purpose built terraced house  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: ADSL  
Parking: Residents parking  
Restrictions: None

On 21/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	78 mbps	20 mbps	
Ultrafast	N/A			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	None	None	Good	Good
Vodafone	Variable	Variable	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.

