

Offers Over
£375,000
Freehold

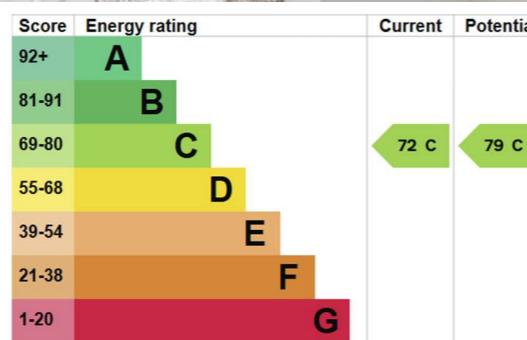
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5 Sturges Road, Bognor Regis, PO21 2AH



Book a Viewing

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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... “ ”

Refurbished in 2025, is this beautifully presented four-bedroom terrace home, perfectly positioned on the edge of town - it's just far enough from the hustle and bustle for peace and quiet and the train station is just a few moments away.

It's a three-storey period property brimming with character & natural light, offering a flexible layout for families, multi-generational living, or savvy investors seeking a house of multiple occupancy (HMO).

3 reception rooms, a stylish modern kitchen with integrated appliances, quartz work tops & induction hob, a charming breakfast room and a sunny, low-maintenance garden. Upstairs there are 3 thoughtfully laid out & generous bedrooms, all full of character. A large main bathroom includes both a shower and a bathtub. On the top floor, is a 4th bedroom with en-suite shower room.

Extensive renovations included rewiring, new heating pipework & radiators, wood panelling, front door, and course all the decorative presentation that meets the eye such as wooden panelling to the main bedroom. All complemented by the home's warm and welcoming atmosphere.

Whether you're looking for a forever family home or a strong investment opportunity, we think that this unique and charming property will tick all the boxes. Viewing is highly recommended!

Material Information:

Council Tax: Arun District Council Band D

Property Type: 3 Storey terraced house

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Parking: On-street parking

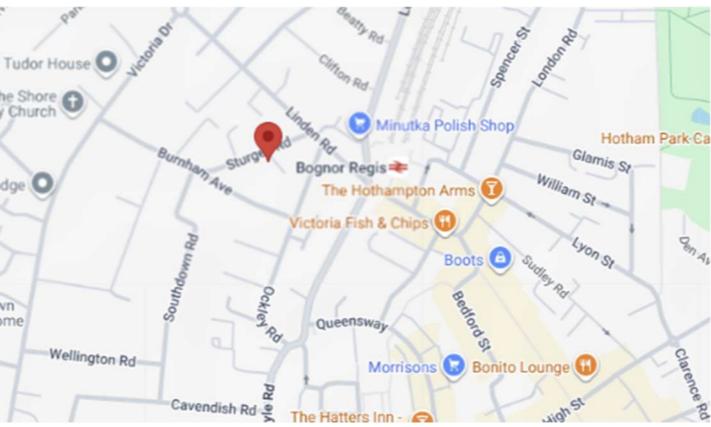
Restrictions: None

On 28/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile		Indoor	Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

- **Renovated in 2025**
- **3 Storey Period property**
- **4 Bedrooms**
- **Low maintenance garden**
- **Many original features**



Accommodation

Entrance Hallway - 6.32m x 1.7m (20'8" x 5'6")

Reception Room One - 4.32m x 3.28m (14'2" x 10'9")

Reception Room Two - 3.94m x 2.74m (12'11" x 8'11")

Dining Room - 3.07m x 3m (10'0" x 9'10")

Kitchen - 3m x 3m (9'10" x 9'10")

First Floor Landing - 3.89m x 0.84m (12'9" x 2'9")

Bedroom One - 4.62m x 4.34m (15'1" x 14'2")

Bedroom Two - 3.91m x 2.77m (12'9" x 9'1")

Bedroom Three - 3.02m x 3.02m (9'10" x 9'10")

Family Bathroom - 3.18m x 2.03m (10'5" x 6'7")

Second Floor Landing - 0.66m x 0.79m (2'1" x 2'7")

Bedroom Four - 3.61m x 1.96m (11'10" x 6'5")

En-Suite Shower Room - 1.85m x 1.24m (6'0" x 4'0")

