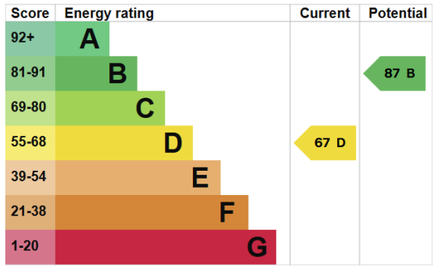
Book a Viewing

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



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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

Service you deserve. People you trust.

Asking Price
£270,000
Freehold

20 The Hartings, Flansham, PO22 6QF

http://www.clarkesestates.co.uk **01243 861344**

- **3 Bedroom end of terrace**
- **Close to local schools**
- **Enclosed rear garden**
- **Garage in compound**
- **Investment opportunity**

What the agent says... “,,

Situated in a highly sought-after area of Flansham, Felpham, this deceptively spacious three-bedroom end of terrace house offers an excellent opportunity for both first-time buyers and investors alike.

The ground floor features a spacious living and dining area, providing the perfect setting for relaxing or entertaining, along with a separate kitchen.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this a practical home for families or professionals.

Outside, the property benefits from an enclosed rear garden, ideal for outdoor dining or children’s play, and a nearby garage offering additional storage or parking.

Located in a highly desirable residential area, close to local schools, shops, and transport links, this home combines comfort, convenience, and great investment potential.

Early viewing is highly recommended.

Material Information:

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: On street
Restrictions: None

On 30/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	13 mbps	1 mbps	
Superfast	✓	79 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Good	Good
Three	Limited	Limited	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Limited	Limited	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

Accommodation

Living Room - 5.44m x 5.61m (17'10" x 18'4")

Kitchen - 3.23m x 3m (10'7" x 9'10")

Bedroom 1 - 3.34m x 3.04m (10'11" x 9'11")

Bedroom 2 - 2.81m x 2.68m (9'2" x 8'9")

Bedroom 3 - 2.03m x 2.33m (6'7" x 7'7")

Bathroom - 1.93m x 2.69m (6'3" x 8'9")