



Clarkes

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Asking Price

£260,000

Freehold

26 Laburnum Grove, Bognor Regis. PO22 9HT



Book a Viewing

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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.

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

01243 861344



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

Located directly opposite the green and less than 150 metres from the local convenience store, is this 2-bedroom mid terrace home.

Aimed at First Time Buyers and Landlords, the accommodation comprises an entrance porch, lounge, kitchen/diner and upstairs the main bedroom is formed by the joining of the original second and third bedrooms, a further double bedroom and a bathroom.

Internally, the property is well presented and given that the original build was a 3 bed, it is now a very comfortably sized 2-bedroom home.

Outside, there is off-road parking to the front, and the rear garden is a whopping 17 metres deep with a Summer house, modern plastic shed, wooden shed, decking areas, all of which is screened by tall fencing.

Agents note; the property has a flat roof which was re-covered approx. 8 years ago.

Viewing recommended.

Council Tax: Arun District Council Band B
Property Type: Purpose built house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: ADSL
Parking: Garage in block and off-road parking
Restrictions: None

On 03/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	71 mbps	18 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	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 Clarkes Website for further details.

- 2 Bedroom mid-terrace
- Close to local shops
- Summer house and decking
- Garage in compound
- Ideal for first time buyers



Accommodation

- Porch** - 1.72m x 1.29m (5'7" x 4'2")
- Lounge** - 3.95m x 6.56m (12'11" x 21'6")
- Kitchen** - 3.94m x 3.34m (12'11" x 10'11")
- Bedroom 1** - 4.95m x 3.94m (16'2" x 12'11")
(formed from the joining of 2 smaller rooms)
- Bedroom 2** - 2.38m x 3.39m (7'9" x 11'1")
- Bathroom** - 1.46m x 2.46m (4'9" x 8'0")

