

Asking Price
£260,000
Freehold

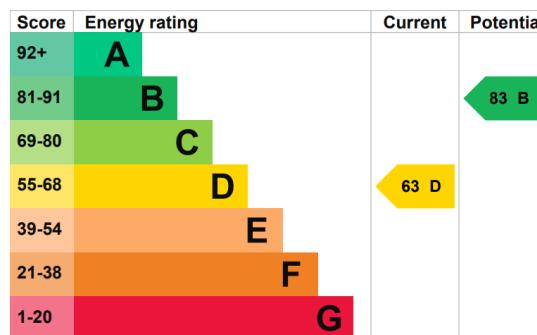
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26 Laburnum Grove, Bognor Regis. PO22 9HT



Book a Viewing

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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 recovered 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	Superfast	Ultrafast	1000 mbps
Mobile		Indoor		Outdoor	
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 Liveden. 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")

