



Clarkes

Service you deserve. People you trust.

Asking price
£400,000
Freehold

21 Havelock Road, Bognor Regis. PO21 2EZ



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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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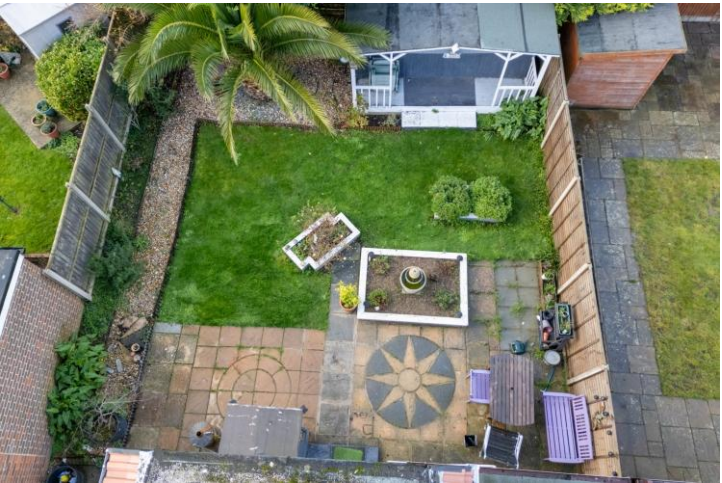
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<http://www.clarkesestates.co.uk>

01243 861344



- 3 bed semi-detached
- Garden with Summer house
- Downstairs WC
- Garage and off-road parking
- Close to Town Centre



Accommodation

- Lounge** - 3.65m x 4.88m (11'11" x 16'0")
- Hall** - 2m x 4.96m (6'6" x 16'3")
- Dining Room** - 3.23m x 3.91m (10'7" x 12'9")
- Kitchen** - 2.37m x 5.67m (7'9" x 18'7")
- Utility Room** - 1.51m x 1.79m (4'11" x 5'10")
- Snug** - 3.05m x 2.47m (10'0" x 8'1")
- WC** - 1.45m x 1.57m (4'9" x 5'1")
- Bedroom 1** - 5.03m x 3.28m (16'6" x 10'9")
- Bedroom 2** - 3.23m x 3.92m (10'7" x 12'10")
- Bedroom 3** - 2.4m x 5.2m (7'10" x 17'0")

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

Dating from the 1930's and its inherent design with large rooms and bay windows, is this delightful 3-bedroom semi-detached home, with an extension to the rear.

The accommodation comprises a spacious hall, large lounge, deep kitchen, dining room that is open plan to a snug, a utility room and downstairs WC.

Upstairs are 3 double bedrooms and a very large bathroom. The property is well presented, has gas central heating, double glazed windows, and is aimed at families.

Outside, there is off road parking for 2 small vehicles (or one larger one) and a side passage to the rear and an attached garage.

The rear garden is a comfortable 10.5 x 12 metres, has a large summer house with screening from an attractive, giant palm tree.

Located just 500 metres from Bognor Regis town centre and the train station; approximately 7 minutes walk, we think this property has it all. Viewings are recommended.

Council Tax: Arun District Council Band D
Property Type: Semi-detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and off-road parking
Restrictions: None

On 02/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	65 mbps	16 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 Clarkes Website for further details.

