





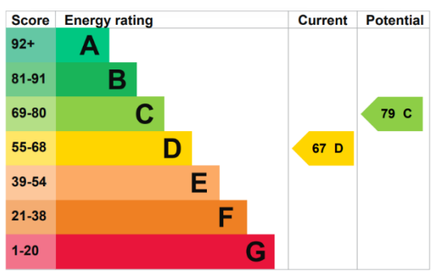






Book a Viewing

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



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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

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Asking price
£340,000
Freehold

21 Havelock Road, Bognor Regis. PO21 2EZ







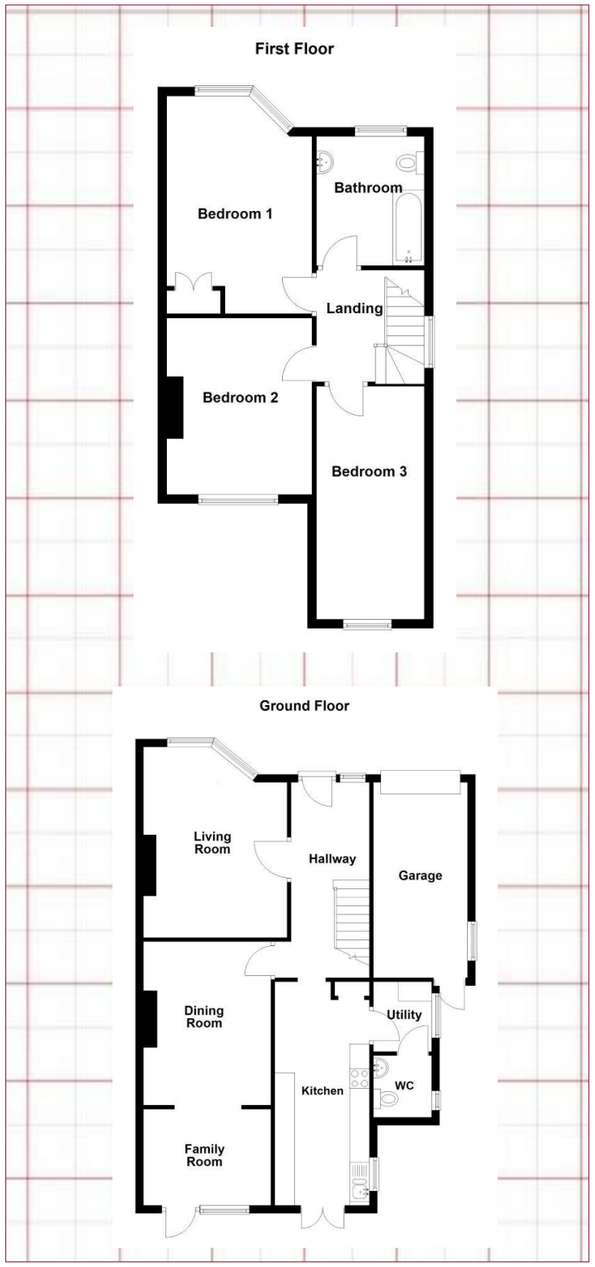
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01243 861344



- **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... ",,

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.

Material Information:

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
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

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

