

Asking Price  
£350,000  
Freehold

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58 Essex Road, Bognor Regis. PO21 2BY

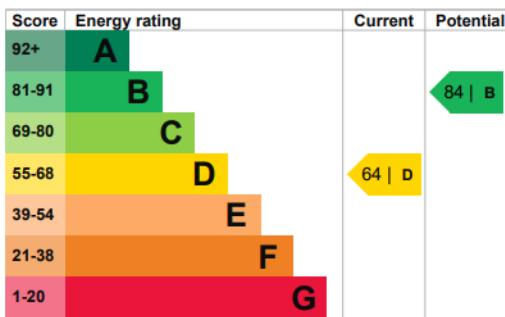


### Book a Viewing

Call: 01243 861344

Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)

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#### IMPORTANT NOTICE

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01243 861344



## What the agent says... “,,

Located in the popular area of Bognor Regis is this 3 double bedroom mid terrace home which is offered for sale with no forward chain and tenants in situ.

The property is an excellent size offering living room, dining room and neutrally decorated kitchen looking out onto the garden. Upstairs there are 3 double bedrooms and a spacious family bathroom. The master bedroom is bright and spacious and is fitted with a built in cupboard and bed unit.

Externally there is a long rear garden which has been laid to patio for easy maintenance.

The property has been maintained by the tenants who wish to stay in residence. Landlords should expect to achieve rent of £1,250pcm. The vendor is selling a portfolio of properties 2 of which are in Bognor Regis. The vendor will consider relevant cash discounts for purchasers buying more than one property.

The property is conveniently located just under 1 mile from Bognor Regis town centre and train station making it perfect for a young family or commuters. Other transport links are available close by along with local takeaways and convenience stores.

Viewings are highly recommended to appreciate all that this property has to offer.

## Material Information:

Council Tax: Arun District Council Band B  
Property Type: Terraced House  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: ADSL  
Parking: On road  
Restrictions: None

On 05/02/2026 information from the Ofcom Website shows:

<b>Broadband</b>	<b>Availability</b>	<b>Max Down</b>	<b>Max Up</b>	
Standard	✓	6 mbps	0.8 mbps	
Superfast	✓	76 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
<b>Mobile</b>	<b>Indoor</b>		<b>Outdoor</b>	
	<b>Voice</b>	<b>Data</b>	<b>Voice</b>	<b>Data</b>
EE	Variable	Variable	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Variable	Variable	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 Clarks Website for further details.

- 3 Double bedrooms
- 2 Reception rooms
- Modern kitchen
- Large garden
- Investment opportunity



## Accommodation

Living Room 14' 2" x 10' 11" (4.34m x 3.35m)

Dining Room 14' 2" x 11' 3" (4.33m x 3.45m)

Kitchen 10' 5" x 7' 11" (3.19m x 2.43m)

WC 2' 6" x 4' 7" (0.78m x 1.41m)

Bedroom 1 14' 1" x 12' 0" (4.31m x 3.68m)

Bedroom 2 9' 1" x 9' 1" (2.78m x 2.79m)

Bedroom 3 8' 0" x 9' 9" (2.45m x 2.99m)

Shower Room 9' 2" x 4' 8" (2.81m x 1.44m)

## Agents Note

The property is subject to a residential tenancy that is in a periodic term. The passing rent is £1250 per calendar month. The tenancy is fully managed by Southernbrook Lettings on behalf of the seller.

