



Clarkes

Service you deserve. People you trust.

Asking Price

£350,000

Freehold

58 Essex Road, Bognor Regis. PO21 2BY



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		84 B
69-80	C		
55-68	D	64 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 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.

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:

Broadband	Availability	Max Down	Max Up	
Standard	✓	6 mbps	0.8 mbps	
Superfast	✓	76 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
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 Clarkes 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.

