



Clarkes

Service you deserve. People you trust.

Asking Price
£310,000
Freehold

52 Woodgate Park, Westergate. PO20 3QP



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 | | |
| 39-54 | E | 50 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



- End of terrace house
- 2 Double bedrooms
- Patio garden
- Looks out over farmland
- Garage with power supply



Accommodation

Living Room - 4.45m x 3.69m (14'7" x 12'1")

Kitchen/Diner - 4.62m x 2.81m (15'1" x 9'2")

Conservatory - 2.54m x 2.32m (8'4" x 7'7")

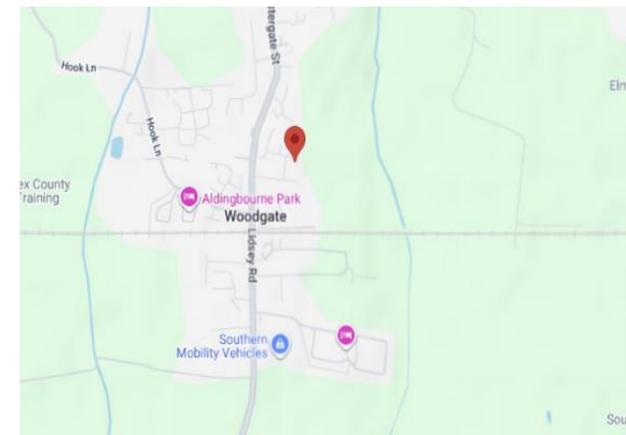
Bedroom 1 - 4.64m x 3.32m (15'2" x 10'10")

Bedroom 2 - 3.21m x 2.67m (10'6" x 8'9")

Bathroom

Garage - 4.93m x 2.41m (16'2" x 7'10")

Workshop - 4.93m x 1.11m (16'2" x 3'7")



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

Situated on an impressive plot with an excellent frontage, this delightful end of terrace cottage-style home is set well back from the road, offering a wonderful sense of privacy and space. To the rear, the property enjoys uninterrupted views across acres of farmland, creating a peaceful and picturesque setting.

The ground floor accommodation begins with an entrance porch, leading into a cosy living room full of character. To the rear, the kitchen/diner is practical and sociable, fitted with integrated oven, hob, fridge and freezer, and offering space for dining. A bright conservatory extends the living space further and overlooks the patio garden, providing the perfect spot to relax.

Upstairs, the property features a generously sized primary bedroom, a second double bedroom, and a well-appointed family bathroom.

Externally, the garden offers direct access to a garage complete with power supply – ideal for storage, a workshop, or potential hobby space. This charming home offers superb potential for buyers looking to personalise and enhance a property to their own taste.

Council Tax: Arun District Council Band C
 Property Type: Terraced house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Garage
 Restrictions: None

On 23/02/2026 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up | |
|-----------|--------------|----------|----------|------|
| Standard | ✓ | 10 mbps | 0.9 mbps | |
| Superfast | ✓ | 60 mbps | 13 mbps | |
| Ultrafast | X | | | |
| Mobile | Indoor | | Outdoor | |
| | Voice | Data | Voice | Data |
| EE | Limited | Limited | Good | Good |
| Three | Good | Good | Good | Good |
| O2 | Limited | Limited | Good | Good |
| Vodafone | Limited | Limited | 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.

