

Clarkes

Service you deserve. People you trust.

Asking Price
£310,000
Freehold

17 Annandale Avenue, Bognor Regis. PO21 2ES



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		87 B
69-80	C		
55-68	D	68 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 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



- Semi detached house
- 3 Bedrooms
- Separate dining area
- Large driveway
- Close to Town Centre



Accommodation

- Porch** - 2.13m x 0.66m (6'11" x 2'1")
- Lounge** - 3.88m x 3.65m (12'8" x 11'11")
- Diner** - 3.05m x 3.93m (10'0" x 12'10")
- Kitchen** - 2.6m x 2.72m (8'6" x 8'11")
- Bedroom 1** - 3.42m x 4.55m (11'2" x 14'11")
- Bedroom 2** - 3.36m x 3.79m (11'0" x 12'5")
- Bedroom 3** - 2.53m x 2.56m (8'3" x 8'4")
- Bathroom** - 2.33m x 2.75m (7'7" x 9'0")

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

Located just outside Bognor Regis Town Centre is this delightful 3 Bedroom Semi-detached home that is perfect for young families.

The accommodation comprises porch, hall, stairs, landing, lounge, separate diner that is open plan to the kitchen and upstairs are main bedroom, second double bedroom, third bedroom and a modern bathroom with a separate large shower quadrant.

Outside, there is block paving to the front and side that creates off-road parking for 4 vehicles and to the rear is a large garden that is mostly laid to lawn, with a patio and raised borders. It is enclosed by fencing to the side and a wall to the rear.

Internally, square bay windows, fireplaces and a modern bathroom are all available for the next lucky buyer. Viewings are strongly 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: FTTC
 Parking: Driveway
 Restrictions: None

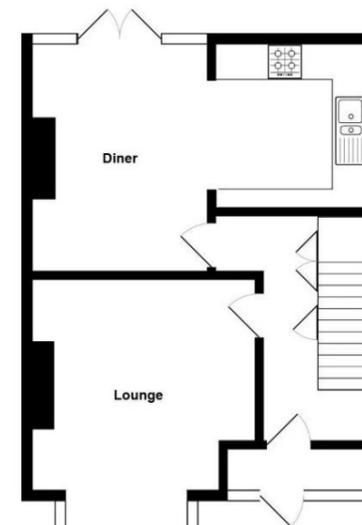
On 03/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 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.



First Floor



Ground Floor

