



# Clarkes

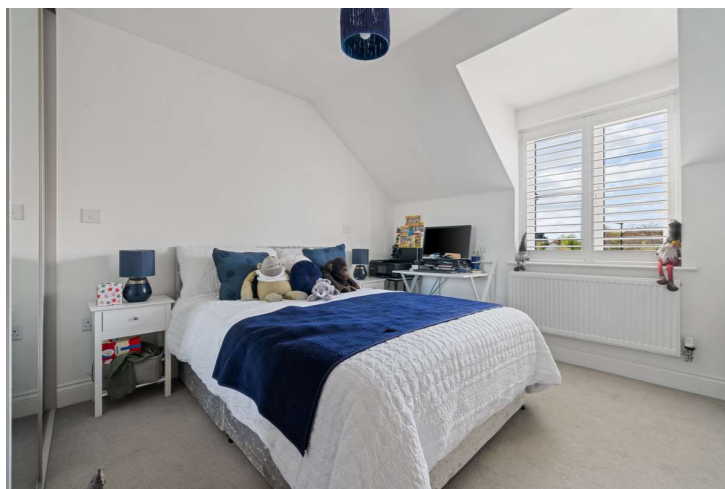
*Service you deserve. People you trust.*

Asking Price

£325,000

Freehold

4 Farmer Close, Pagham, Bognor Regis, PO21 4FB



**Book a Viewing**

Call: 01243 861344

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

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	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, 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



- Semi-detached house
- 2 Double bedrooms
- Downstairs WC
- Off-road parking
- Village location



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

Constructed in 2021 by the prestigious builders 'Drew Smith' is this delightful 2 bedroom semi-detached home. Presented in immaculate decorative order, the accommodation comprises spacious hallway, living room, kitchen, WC, 2 double bedrooms and bathroom. The owners have fitted upgrades since purchasing to include fitted wardrobes to both bedrooms, flooring to the loft, and paving in the garden. Mod cons include fitted dishwasher, washing machine and fridge freezer.

Outside, there is tandem parking directly to the side and space for a small vehicle to the front. The garden is laid to paving and lawn and enclosed by tall fencing; the shed will be remaining.

We think that this is one of the best examples of this class of home and viewings are strongly recommended.

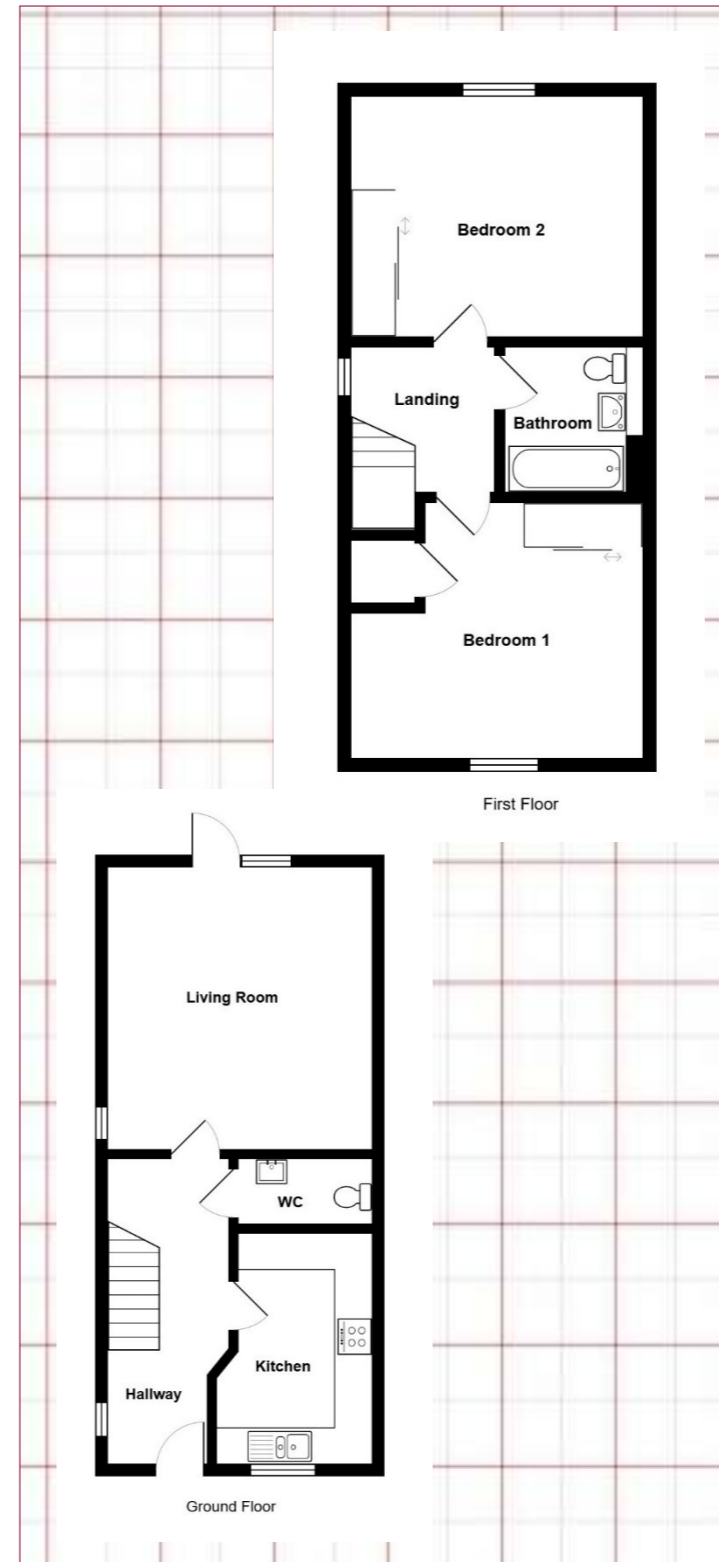
Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Lived. Please see the property on the Clarkes Website for further details.

**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:** FTTP  
**Parking:** Off-road  
**Restrictions:** None

**Annual Estate charge:** £500 per annum - Paid in two instalments of £250.00 in January and July each year.

On 31/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	19 mbps	1 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1800 mbps	220 mbps
Mobile	Indoor	Outdoor	
	Voice	Data	Voice Data
EE	Variable	Variable	Good Good
Three	Limited	Limited	Good Good
O2	Variable	Variable	Good Good
Vodafone	Good	Good	Good Good



## Accommodation

- Living Room** - 4.15m x 4.47m (13'7" x 14'7")
- Kitchen** - 2.06m x 3.64m (6'9" x 11'11")
- WC** - 2.1m x 1.03m (6'10" x 3'4")
- Bedroom 1** - 4.15m x 3.61m (13'7" x 11'10")
- Bedroom 2** - 4.16m x 3.42m (13'7" x 11'2")
- Bathroom** - 2.16m x 1.96m (7'1" x 6'5")

