

103 Ravens Way, North Bersted, PO22 9EF



### 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		
81-91	B		
69-80	C		74 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.

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01243 861344



- Semi-detached house
- 2 Double bedrooms
- Driveway
- Sought after location
- Ideal for First time buyers



## Accommodation

**Living Room** - 3.95m x 5.25m (12'11" x 17'2")

**Kitchen** - 3.95m x 2.81m (12'11" x 9'2")

**Dining Room** - 3.69m x 3.02m (12'1" x 9'10")

**Bedroom 1** - 3.97m x 2.84m (13'0" x 9'3")

**Bedroom 2** - 3.97m x 2.8m (13'0" x 9'2")

**Bathroom** - 2.4m x 1.43m (7'10" x 4'8")

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

Situated within a popular development in North Bersted, this two-bedroom semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property.

The ground floor comprises an entrance porch leading into a comfortable living room, followed by a kitchen that opens into a bright dining area, providing additional living space and views over the rear garden. Upstairs, the property offers two well-proportioned double bedrooms along with a family bathroom.

Externally, the home benefits from fantastic off-road parking for multiple vehicles - an increasingly rare and valuable feature. To the rear, there is a generously sized, sunny garden, which can also be conveniently accessed via side access.

While the property would benefit from some modernisation, it offers great potential for improvement and personalisation, making it an ideal purchase for first-time buyers, investors, or anyone seeking a project in a sought-after location.

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

On 28/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	4 mbps	0.6 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Variable	Variable	Good	Good

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

