



Clarkes

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Asking Price

£325,000

Freehold

11 Southwark Walk, Aldwick, PO21 3RR



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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
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<http://www.clarkesestates.co.uk>

01243 861344



- 3 Bedroom end of terrace
- Large lounge/diner
- Downstairs WC
- Large feature garden
- Garage in compound



Accommodation

Lounge - 3.94m x 4.58m (12'11" x 15'0")
open plan to dining area:

Dining area - 2.27m x 3.14m (7'5" x 10'3")

Kitchen - 2.35m x 3.01m (7'8" x 9'10")

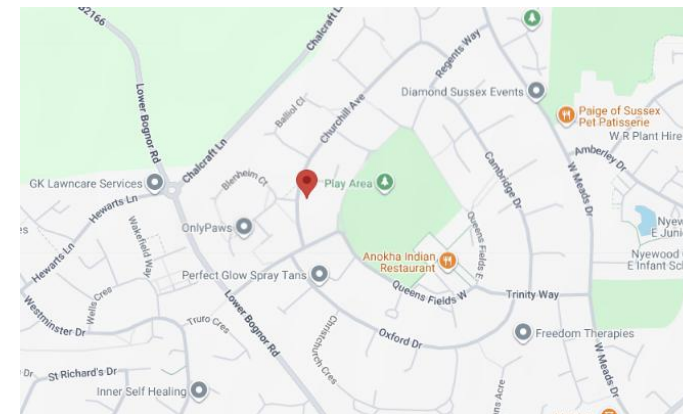
WC - 0.85m x 1.8m (2'9" x 5'10")

Bathroom - 2m x 1.86m (6'6" x 6'1")

Bedroom 1 - 2.66m x 3.92m (8'8" x 12'10")

Bedroom 2 - 2.58m x 3.08m (8'5" x 10'1")

Bedroom 3 - 2.14m x 2.18m (7'0" x 7'1")



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

Located on the popular Westminster Drive residential estate is this delightful end-of-terrace home. The accommodation comprises a large open plan lounge/diner area with curved bay window (wooden slatted shutters remaining) to the front and very large Georgian style double patio doors to the rear garden, an attractive grey/blue kitchen with ceramic basin, downstairs WC, 2 double bedrooms, 1 single bedroom and a modern bathroom with attractive tiling.

The property has double glazing, warm air heating and has been thoughtfully presented with upgraded oak doors and fresh decor.

Outside, the rear garden forms the side plot and is a substantial size (10m deep x 22m wide) and is beautifully presented with a selection of well managed trees, shrubs, borders and even a pond. A garage in the compound to the rear (via the garden gate) provides storage and off-road parking.

Viewings are highly recommended.

Council Tax: Arun District Council Band C
Property Type: End of terrace house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Warm Air
Broadband: ADSL
Parking: Garage
Restrictions: None

On 29/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	50 mbps	8 mbps	
Ultrafast	X			
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 **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

