

# Clarkes

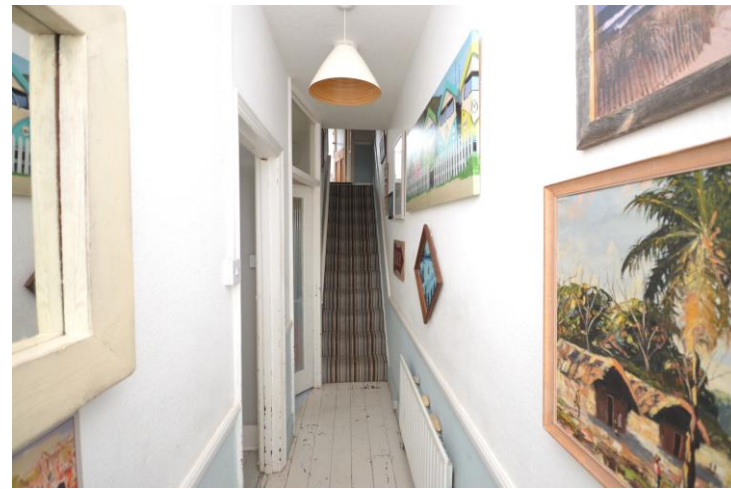
Service you deserve. People you trust.

Asking Price

£260,000

Freehold

42 William Street, Bognor Regis, PO21 1DL



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		72 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Follow us on

**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
- 2/3 Bedrooms
- Character features
- Courtyard garden
- Town Centre location



## Accommodation

- Entrance Hall** - 0.85m x 3.74m (2'9" x 12'3")
- Living Room** - 3.85m x 3.53m (12'7" x 11'6")
- Dining Room** - 3.48m x 3.57m (11'5" x 11'8")
- Kitchen** - 2.77m x 2.95m (9'1" x 9'8")
- Bedroom 1** - 3.18m x 4.34m (10'5" x 14'2")
- Bedroom 2** - 3.59m x 2.8m (11'9" x 9'2")
- Loft** - 3.18m x 3.93m (10'5" x 12'10")
- Bathroom** - 2.5m x 2m (8'2" x 6'6")
- WC** - 0.87m x 1.65m (2'10" x 5'4")



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

Full of warmth and personality, this delightful semi-detached home offers an abundance of charm and character throughout, perfectly positioned in a highly sought-after central location.

The ground floor welcomes you with a cosy front reception room, featuring a beautiful bay window that fills the space with natural light, alongside a log burner that creates a wonderfully inviting atmosphere. A separate dining room provides an ideal space for entertaining, complete with a feature fireplace and built-in storage.

To the rear, the kitchen is well-appointed with an integrated electric oven and hob and offers direct access to a stunning courtyard garden - perfect for outdoor dining and low-maintenance enjoyment. Upstairs, the accommodation is arranged over a split level, comprising two generously sized double bedrooms. The primary bedroom benefits from fitted wardrobes, thoughtfully designed to maximise the available space. A family bathroom and separate WC complete this floor.

Additionally, the property boasts a converted loft space, accessed via a fixed staircase from the first floor, offering excellent versatility as a home office, hobby room or additional storage. Please note, this space does not have Building Regulations approval and is not classified as a bedroom. This unique home combines character features with practical living, making it an ideal choice for buyers seeking charm, convenience, and a central lifestyle.

Council Tax: Arun District Council Band B  
 Property Type: Semi detached house  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: On-street Permit  
 Restrictions: None

On 15/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	17 mbps	1 mbps
Superfast	✓	74 mbps	20 mbps
Ultrafast	✓	1800 mbps	1000 mbps
Mobile	Indoor	Outdoor	
	Voice	Data	Voice Data
EE	Limited	Limited	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.

