

Clarkes

Service you deserve. People you trust.

Asking Price

£310,000

Freehold

25 Hazel Road, Bognor Regis, PO22 9EA



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		
69-80	C		71 C
55-68	D	61 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



- 2/3 Bedrooms
- 1/2 Reception Rooms
- Conservatory
- Shower Room
- Garage & Off Road Parking



Accommodation

Entrance Porch: - 1.04m x 1.31m (3'4" x 4'3")

Entrance Hall: - 1.06m x 6.21m (3'5" x 20'4")

Bedroom One: - 3m x 4.11m (9'10" x 13'5")

Bedroom Two: - 2.27m x 2.93m (7'5" x 9'7")

Shower Room: - 2.22m x 1.78m (7'3" x 5'10")

Kitchen: - 2.26m x 2.61m (7'4" x 8'6")

Lounge: - 3m x 4.42m (9'10" x 14'6")

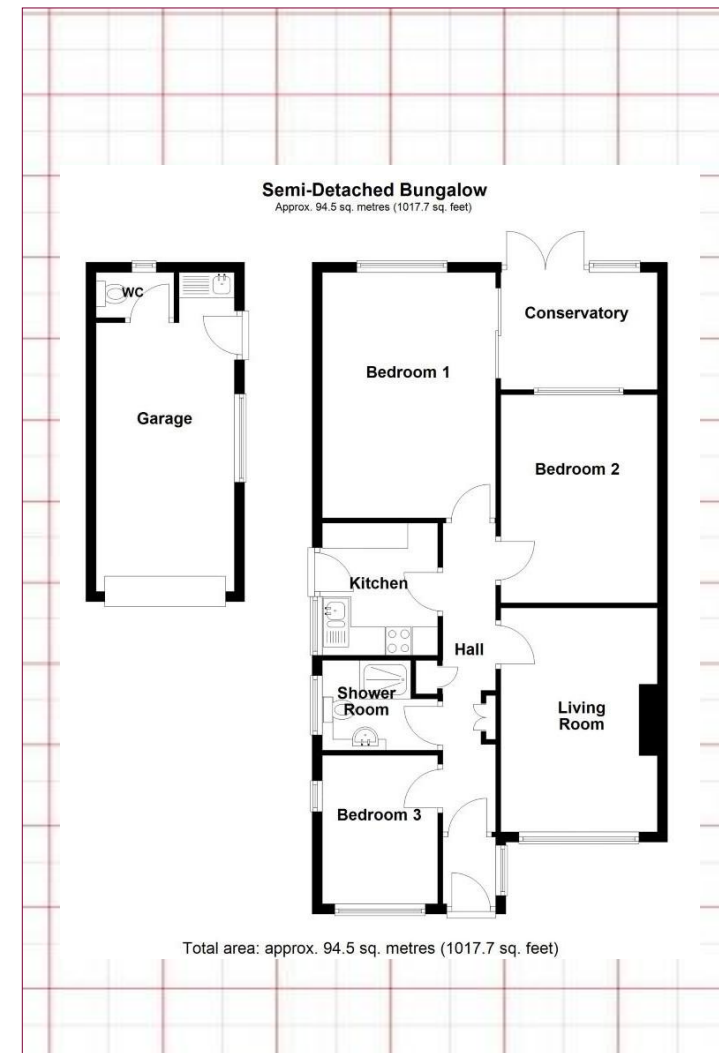
Snug: - 3.47m x 4.84m (11'4" x 15'10")

Conservatory: - 2.98m x 2.41m (9'9" x 7'10")

Rear Garden - 8.75m x 15.86m (28'8" x 52'0")

Garage - 2.73m x 6.32m (8'11" x 20'8")

Off Road Parking & Side Access



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

This extended 2/3 bedroom bungalow is a comfortable size semi-detached home located in Bersted and lies approximately 536m to the local parade of shops.

The accommodation comprises; entrance porch, entrance hall, formal lounge (which could be used as a bedroom), snug, main bedroom with a fitted suite of bedroom furniture, second bedroom, a shower room with a modern white suite, kitchen and conservatory overlooking the rear garden.

Outside, the front and side are laid to block paving creating off road parking and unusually, ramped areas to a side entrance door to the kitchen. The rear garden is beautifully presented in two sections with small fishponds and access to the garage.

The property is offered for sale with no forward chain and viewings are strongly recommended.

Agents Note: We hereby provide formal disclosure that the seller is related to a team member that works at Clarkes Estates.

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

Council Tax: Arun District Council Band C
Property Type: Semi-detached Bungalow
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Central Heating
Parking: Off Road Parking

On 08/04/26 information from the Ofcom Website shows:

Broadband Availability	Max Down	Max Up
Standard ✓	7 mbps	0.8 mbps
Superfast ✓	80 mbps	20 mbps
Ultrafast ✓	1000 mbps	1000 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	-	-	Good	Good
Vodafone	Variable	Variable	Good	Good

