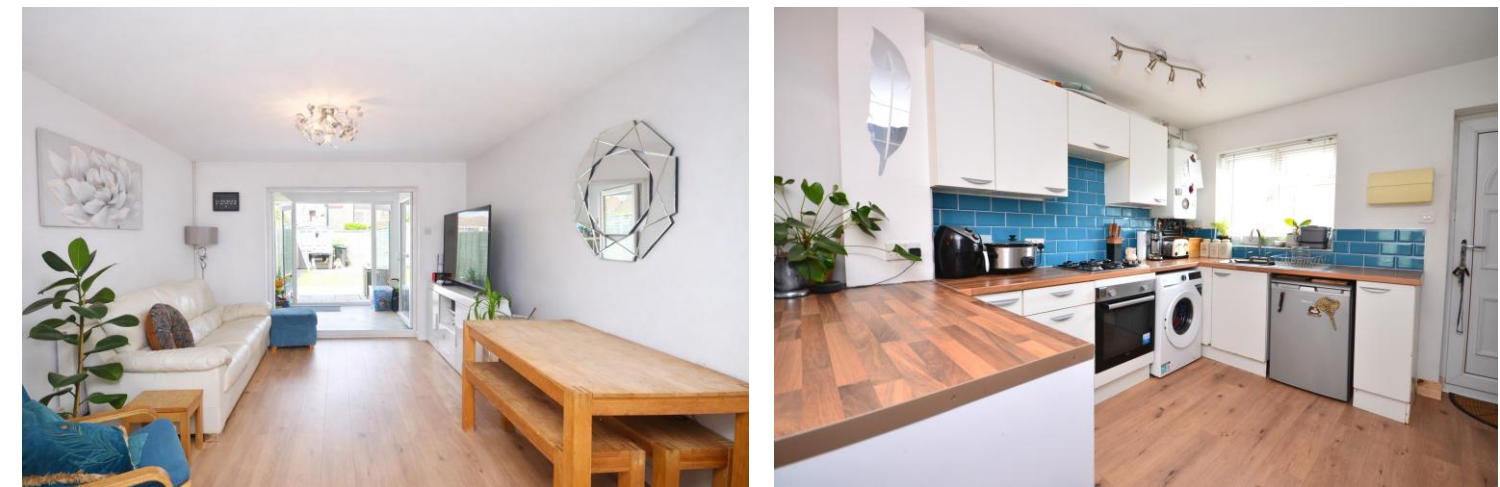


72 Stoneage Close, Bognor Regis, PO22 9QW



### 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		82 B
69-80	C	77 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



- 2 Bedroom terraced house
- Open plan living
- Conservatory to garden
- Close to local shops
- Ideal for first-time buyers



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

Situated in the popular area of Bersted, this two-bedroom terraced home offers an excellent opportunity for first-time buyers, investors, or those looking to create a home tailored to their own tastes and requirements.

The property boasts a surprisingly spacious and versatile ground floor, featuring an impressive open-plan layout that combines the living, dining and kitchen areas, creating a sociable and welcoming space ideal for modern-day living. Double doors lead through to a bright conservatory, which in turn opens via further double doors onto the attractive west-facing rear garden, providing the perfect setting for enjoying afternoon and evening sunshine.

Upstairs, the accommodation comprises two generous double bedrooms and a family bathroom. Throughout the property, there is plenty of scope for improvement and personalisation, allowing the next owner to add value and truly put their own stamp on the home.

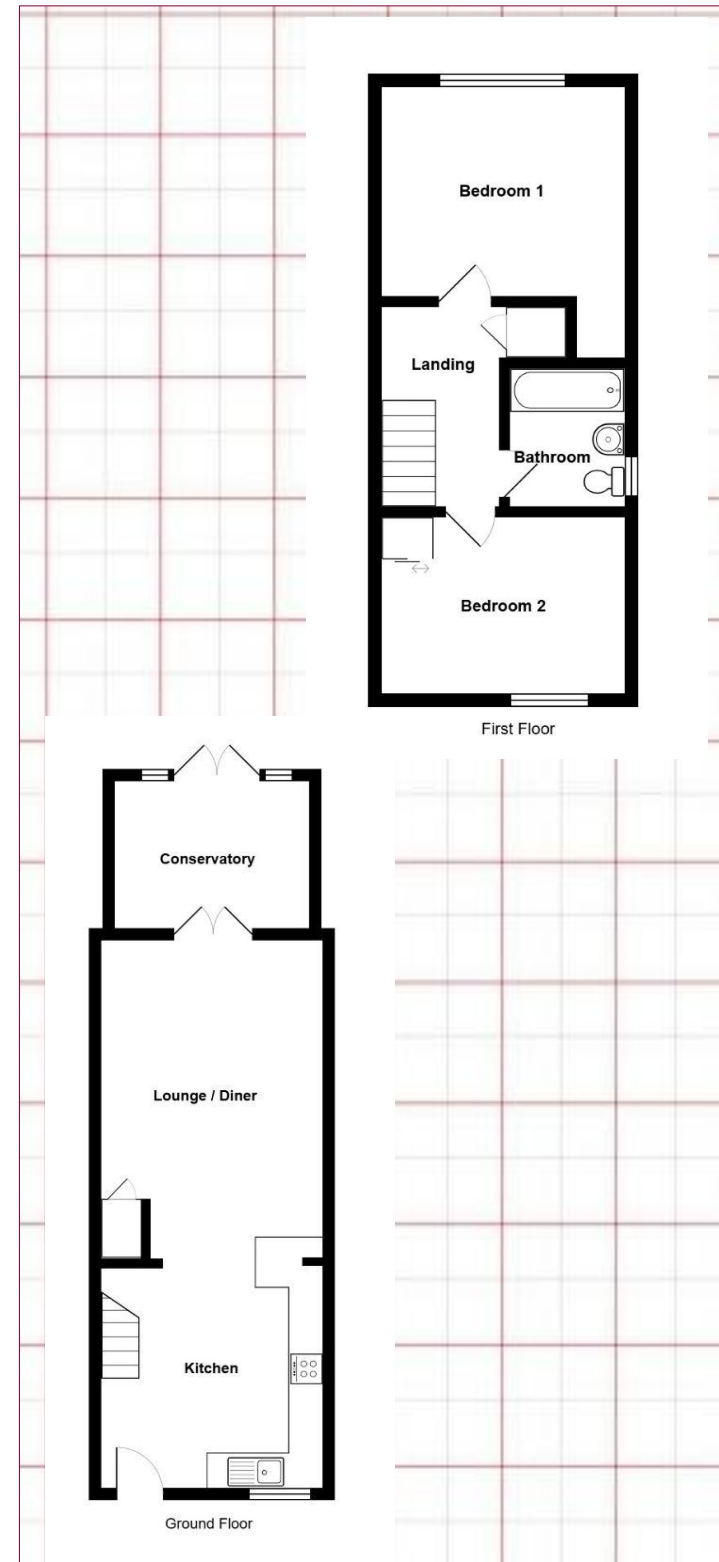
The property is within easy reach of a range of local amenities, including schools, retail parks and everyday shopping facilities. The historic city of Chichester is also just a short drive away, offering an extensive selection of restaurants, cafes, shops and leisure facilities. Offered with bags of potential, this is a fantastic opportunity to acquire a well-positioned home with plenty of possibilities for the future.

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

On 04/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	6 mbps	0.7 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	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.



## Accommodation

**Lounge Diner** - 3.58m x 5.45m (11'8" x 17'10")

**Kitchen** - 3.57m x 3.24m (11'8" x 10'7")

**Conservatory** - 3.27m x 2.35m (10'8" x 7'8")

**Bedroom 1** - 3.57m x 2.97m (11'8" x 9'8")

**Bedroom 2** - 2.59m x 3.57m (8'5" x 11'8")

**Bathroom** - 2.02m x 1.67m (6'7" x 5'5")

