



Clarkes

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Asking Price

£300,000

Freehold

1 Crescent Road, Bognor Regis, PO21 1QG



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW



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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



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

Located in the heart of the town centre itself and just a 30 second walk to the shops, is this 1930's semi-detached home. It was previously used as a HMO (with a licence) and offers a fantastic investment opportunity. The property was decorated and upgraded in 2023 offering replacement double glazed windows, a new modern front door, a smartly refurbished family bathroom, replacements fencing and rear courtyard makeover.

The ground floor accommodation comprises entrance hall, bright and airy lounge, dining room, large kitchen, lean-to with storage cupboard and a downstairs WC. Upstairs are two double bedrooms with a third smaller sized bedroom with storage space, the refurbished family bathroom. To the rear, the property offers a courtyard garden, with newly fitted tall fence panels, creating an enclosed and private amenity area.

The property is a spacious family home or an investment opportunity with an estimated rental figure likely to achieve £1500 to £1600 per month. Located in the town centre, it's close to many convenience stores, cafes and Bognor Regis railway station offering routes to London Victoria.

** A parking space (which is unofficially adopted and is not on the title) is used by the seller and is located directly to the rear. There is a convenient gate connecting the space to the courtyard. Vehicle access to the parking area is limited and controlled via lockable and retracting ground post.

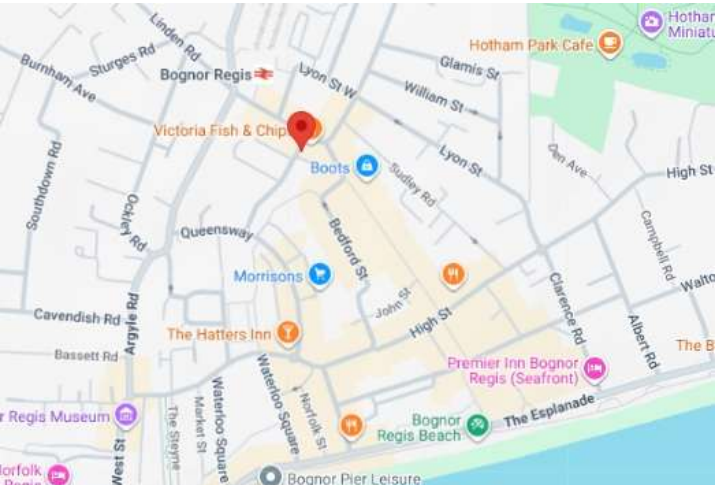
Council Tax: Arun District Council Band C
Property Type: Semi Detached House
Property Construction: Standard
Mains: Electricity, Water, Drainage Supply
Heating: Gas

On 12/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
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.

- 3 Bedroom 1930's House
- 2 Reception Rooms
- Downstairs W.C
- Courtyard Garden
- Parking Space



Accommodation

Lounge: 3.65m x 3.43m (11'11" x 11'3")

Dining Room: 3.62m x 3.43m (11'10" x 11'3")

Kitchen: 3.03m x 4.85m (9'11" x 15'10")

Downstairs W.C

Lean To / Storage Cupboard: 0.75m x 3.03m (2'5" x 9'11")

Stairs / Hall / Landing: 3.01m x 1.52m (9'10" x 4'11")

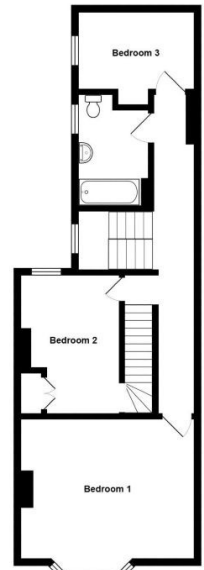
Bedroom 1: 4.45m x 3.65m (14'7" x 11'11")

Bedroom 2: 2.55m x 3.62m (8'4" x 11'10")

Bathroom: 2.76m x 1.84m (9'0" x 6'0")

Bedroom 3: 3.02m x 1.9m (9'10" x 6'2")

Rear Courtyard: 4.52m x 4.41m (14'9" x 14'5")



All measurements are approximate and for display purposes only
Created by Clarkes Estates 01243 861344



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		