



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	69 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.

Clarkes

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Asking Price

£325,000

Freehold

14 Lyon Street, Bognor Regis, PO21 1DA



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

01243 861344



- 3/4 Bedrooms
- 2 Reception Rooms
- Shower Room & Bathroom
- Gas Central Heating
- Sunny Rear Garden



Accommodation

Living Room: - 4.03m x 3.73m (13'2" x 12'2")

2nd Living Room: - 3.31m x 3.72m (10'10" x 12'2")

Ground Floor Shower Room - 1.8m x 1.39m (5'10" x 4'6")

Kitchen: - 3.66m x 2.69m (12'0" x 8'9")

Family Bathroom: - 2.63m x 2.67m (8'7" x 8'9")

Bedroom One: - 3.77m x 3.11m (12'4" x 10'2")

Bedroom Two: - 3.74m x 2.67m (12'3" x 8'9")

Bedroom Three: - 2.19m x 2.6m (7'2" x 8'6")

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

Positioned in a highly sought-after central location, this charming three/four-bedroom terraced home perfectly combines character, generous living space and everyday convenience. Ideally positioned to enjoy easy access to local amenities while tucked away from the hustle and bustle, this deceptively spacious property offers flexible accommodation that is sure to appeal to growing families and a wide range of buyers.

The ground floor boasts two versatile reception rooms, with the second offering the flexibility to be used as a fourth bedroom, home office or playroom if desired. To the rear, the well-appointed fitted kitchen provides ample storage and workspace, with access to a convenient ground floor shower room as well as the low-maintenance, sunny rear garden.

The split-level first floor features two generously sized double bedrooms, a single bedroom and a family bathroom.

Deceptively spacious throughout, this delightful home offers an abundance of flexible living accommodation while retaining its charming character. Early viewing is highly recommended to fully appreciate the size, charm and potential this fantastic property has to offer.

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

On 06/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	17 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE			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.

