



Book a Viewing

Call: 01243 861344

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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

Service you deserve. People you trust.

Asking Price

£260,000

Freehold

28 North Road, Selsey, PO20 0BW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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

01243 861344



- Two Double Bedrooms
- Living Room
- Dining Room
- Gas Heating
- South-East Facing Garden



Accommodation

- Porch:** - 1.38m x 0.54m (4'6" x 1'9")
- Living Room:** - 3.68m into recess x 4.17m (12'0" into recess x 13'8")
- Dining Room:** - 3.64m into recess x 4.18m (11'11" into recess x 13'8")
- Kitchen** - 2.14m x 3.05m to archway (7'0" x 10'0" to archway)
- Bathroom:** - 2.03m x 2.63m (6'7" x 8'7")
- Bedroom One** - 3.64m at widest point x 3.39m (11'11" at widest point x 11'1")
- Dressing Room:** - 2.15m x 3.07m (7'0" x 10'0")
- Bedroom Two:** - 3.64m x 3.69m to recess (11'11" x 12'1"to recess)

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

A charming and deceptively spacious two-bedroom terraced house, occupying a popular residential position in Selsey, with a generous south-east facing garden and an abundance of character throughout.

Offering considerably more space than may initially be expected, this appealing period-style home provides well-proportioned accommodation arranged over two floors. To the ground floor, the property features two separate reception rooms, offering excellent flexibility for living and dining, together with a kitchen and family bathroom.

The first floor is arranged over split levels and provides two generously sized double bedrooms. The principal bedroom benefits from fitted storage as well as an additional room currently equipped with a WC and hand basin. This versatile space offers exciting potential to create a full en-suite shower room, subject to the necessary works and permissions. Outside, the property boasts a large south-east facing rear garden, providing a wonderful private space for relaxing, entertaining and enjoying the sunshine.

Brimming with charm and character, and offering scope for further enhancement, this is an exciting opportunity to acquire a spacious home in a well-established and popular residential area of Selsey.

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

On 17/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	-	-	Good	Good
O2	Variable	Variable	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.

