



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.

Clarkes

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Asking Price

260,000

Freehold

38 Stroud Green Drive, Bognor Regis, PO21 5TL



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

01243 861344

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- 3 Bedrooms
- Conservatory
- Fitted Kitchen
- Rear Garden
- Driveway parking



Accommodation

Hallway: - 1.45m x 2.12m (4'9" x 6'11")

Living / Dining Room: - 6.74m x 3.98m (22'1" x 13'0")

Conservatory: - 2.31m x 2.97m (7'6" x 9'8")

Kitchen: - 2.64m x 2.19m (8'7" x 7'2")

Shower Room: - 2.08m x 1.78m (6'9" x 5'10")

Bedroom 1: - 3.01m x 3.05m (9'10" x 10'0")

Bedroom 2: - 3.23m x 2.76m (10'7" x 9'0")

Bedroom 3: - 2.32m x 2.09m (7'7" x 6'10")

Garden

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

This well-presented three-bedroom terraced home offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families or investors alike.

The property benefits from driveway parking and comprises to the ground floor – an entrance hall with a useful storage cupboard, a generous living/dining room providing plenty of space for relaxing and entertaining, kitchen and a conservatory overlooking the sunny garden, with access to the rear.

Upstairs, the property offers two good-sized double bedrooms, a further single bedroom which could also be used as a home office or nursery and a shower room.

Situated in the popular area of Bersted, the property enjoys easy access to Bognor Regis town centre, local schools, shops and amenities, while excellent road links make commuting to Chichester quick and convenient.

Council Tax: Arun District Council - Band C
Property Type: Mid terrace House
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas central heating
Parking: Driveway

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

Broadband	Availability	Max Down	Max Up	
Standard	✓	4 mbps	0.5 mbps	
Superfast	✓	45 mbps	8 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Variable	Variable	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.

