





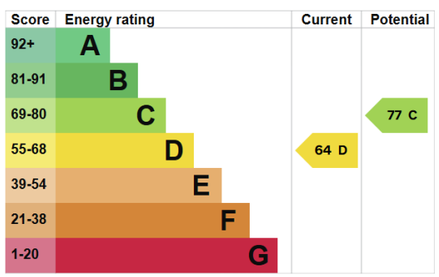






Book a Viewing

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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.

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Asking Price
£230,000
Freehold

Mayfield House, Spencer Street, Bognor Regis, PO21 1AN

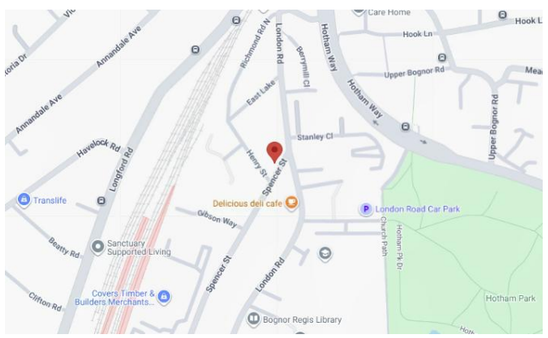








- **Semi-detached house**
- **3 Bedrooms**
- **Town centre location**
- **2 Reception rooms**
- **Courtyard garden**
- **Investment opportunity**





Accommodation

Living Room - 3.58m x 3.64m (11'8" x 11'11")
Dining Room - 3.69m x 3.04m (12'1" x 9'11")
Kitchen - 4.03m x 2.53m (13'2" x 8'3")
Rear Porch - 1.96m x 2.53m (6'5" x 8'3")
Storage/boiler room - 2.66m x 1.2m (8'8" x 3'11")
Bedroom 1 - 4.15m x 3.68m (13'7" x 12'0")
Bedroom 2 - 3.63m x 3.69m (11'10" x 12'1")
Bedroom 3 - 4m x 2.53m (13'1" x 8'3")
Bathroom - 1.39m x 2.07m (4'6" x 6'9")
WC - 1.17m x 1.41m (3'10" x 4'7")

What the agent says... "

A charming and deceptively spacious three-bedroom semi-detached house, superbly positioned in the heart of Bognor Regis, offering fantastic potential for an investor, developer or buyer looking to create a home to their own taste.

Ideally located just a stone's throw from Bognor Regis mainline railway station, the town centre and an excellent selection of shops, bars, cafés and restaurants, this property offers the convenience of having everything you need right on your doorstep.

The property boasts generous accommodation with the ground floor featuring two well-proportioned reception rooms, a kitchen, an entrance hallway, storage/boiler room and rear porch which provides access to the courtyard-style rear garden.

Upstairs, the accommodation is arranged over a split level and comprises three good-sized double bedrooms, a family bathroom and a separate WC.

While the property would benefit from some updating, this is precisely where its appeal lies. With its excellent central location, generous proportions and scope to add value, it represents a fantastic opportunity to create a superb family home or investment property.

Material Information:

Council Tax: Arun District Council Band C
Property Type: Semi-detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Permit parking on-street
Restrictions: None advised
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 06/10/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	79 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	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.

