



Clarkes

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Asking Price
£270,000
Freehold

25 Chalcraft Lane, Bognor Regis, PO21 5UA



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		
55-68	D	61 D	70 C
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.

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

01243 861344



What the agent says... “ ”

A charming and characterful two-bedroom cottage-style terrace, boasting driveway parking for two cars, a generous south-facing rear garden and a wealth of charm.

This delightful home has a wonderfully warm and homely feel, with its cottage-style proportions and abundance of character. The living room features an open fireplace which provides a lovely focal point and to the rear is a fitted kitchen, equipped with an integrated electric oven, gas hob and dishwasher. Beyond the kitchen is a versatile sun/dining room, providing an excellent additional space with views out to the mature rear garden. There is also a useful utility cupboard, offering practical additional storage and laundry space providing potential to create a downstairs WC. Upstairs, the property offers two double bedrooms, complemented by a brand-new modern bathroom, providing a stylish and contemporary finish. Adding further versatility is the converted loft space, which has been established for many years and provides useful additional accommodation, storage or hobby space. The conversion predates the current owners and was carried out without Building Regulations approval.

The property is conveniently situated on the border of North Bersted, providing easy access to the historic city of Chichester, renowned for its magnificent cathedral, mainline railway station and excellent selection of shops, bars and restaurants.

Agents note: We hereby provide formal disclosure that the seller is a staff member working at Clarkes Estates.

Material Information:

Council Tax: Arun District Council Band C
Property Type: Mid terrace house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Driveway
Restrictions: None

On 05/10/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	6 mbps	0.7 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	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 Lived. Please see the property on the Clarkes Website for further details.

- Cottage style house
- 2 Double bedrooms
- Character features
- New modern bathroom
- Versatile loft space
- Close to transport links



Accommodation

Living Room - 3.32m x 4.35m (10'10" x 14'3")

Kitchen - 4.21m x 2.1m (13'9" x 6'10")

Dining area - 3.54m x 1.63m (11'7" x 5'4")

Bedroom 1 - 4.21m x 3.39m (13'9" x 11'1")

Bedroom 2 - 2.01m x 3.08m (6'7" x 10'1")

Bathroom - 2.05m x 2.18m (6'8" x 7'1")

Loft Room - 4.22m x 3.09m (13'10" x 10'1")

