





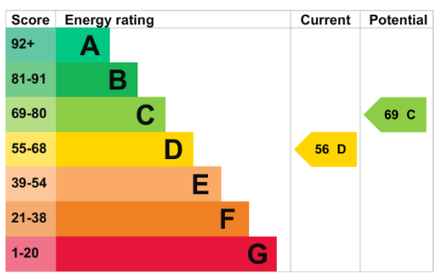






Book a Viewing

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

£280,000

Freehold

41 Havelock Road, Bognor Regis, PO21 2HB









- **1930s semi detached house**
- **Three bedrooms**
- **Kitchen/breakfast room**
- **Downstairs WC**
- **Close to Town centre**
- **No forward chain**



What the agent says... “”

Located approximately 500 metres from Bognor Regis town centre, this 1930s three-bedroom semi-detached home is offered for sale with no forward chain, substantial room sizes and style of the era.

The ground floor comprises an entrance porch, hall, downstairs WC, lounge, separate dining room, and a kitchen/breakfast room with a utility area. Upstairs there is a very large main bedroom, a second double bedroom, a single third bedroom and a very large bathroom.

The property needs general refurbishment throughout and will suit a buyer looking for a project. That said, it is entirely liveable with little more than a good clean, making it a realistic option for home movers as well as the professional investors seeking a renovation opportunity.

Outside, there is a medium-sized front garden. A shared driveway to the side leads to two single garages and off-road parking for one vehicle. The rear garden is a comfortable size for the home and would benefit from some TLC.

The property is priced to sell, and early viewing is recommended.

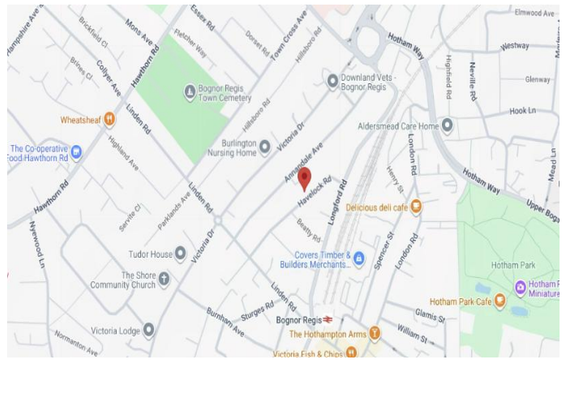
Material Information:

Council Tax: Arun District Council Band D
Property Type: Semi-detached house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage x2
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 03/11/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	5 mbps	0.7 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	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.



Accommodation

Lounge - 3.82m x 4.1m (12'6" x 13'5")
Diner - 3.52m x 4.26m (11'6" x 13'11")
Kitchen/Breakfast Room - 1.82m x 5.83m (5'11" x 19'1")
Utility Room - 2.4m x 3.28m (7'10" x 10'9")
Bedroom 1 - 5.22m x 3.56m (17'1" x 11'8")
Bedroom 2 - 4.28m x 3.54m (14'0" x 11'7")
Bedroom 3 - 2.45m x 2.71m (8'0" x 8'10")
Bathroom - 2.43m x 3.16m (7'11" x 10'4")
WC
Rear garden - 11.34m x 5.81m (37'2" x 19'0")

