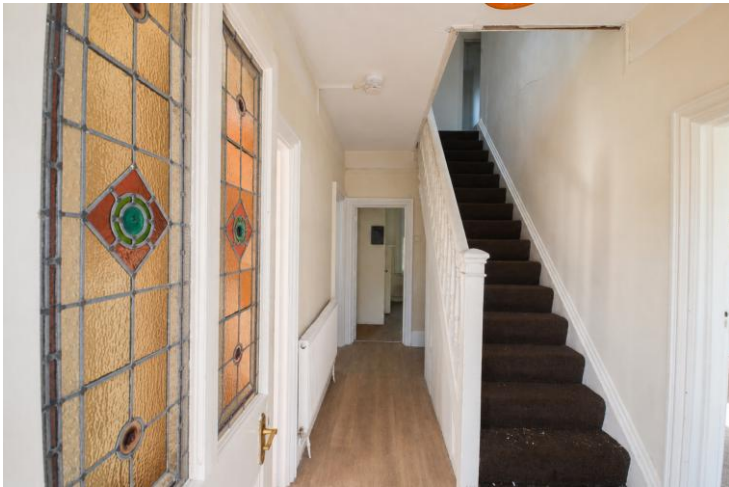




Clarkes

Service you deserve. People you trust.

Asking Price
£425,000
Freehold

10 Bassett Road, Bognor Regis, PO21 2JJ



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		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The Property Ombudsman
nroa | propertymark
PROTECTED
rightmove
find your happy

Follow us on

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... “,, Material Information:

Situated within close proximity to Bognor Regis, this substantial double-fronted property presents an exciting opportunity for buyers looking for a home they can improve and make their own. On the ground floor, an entrance porch leads into an L-shaped hallway, with access to three generously sized reception rooms. The accommodation continues with a large kitchen/breakfast room, offering plenty of space for family dining and everyday living, together with a useful utility room. To the rear are a shower room and separate WC, adding further practicality to the ground floor. Upstairs, a galleried landing provides access to four double bedrooms, a bathroom and separate WC. The bedrooms are all well-proportioned, offering excellent flexibility for family living, or, subject to any necessary consents and alterations, potential use as a House in Multiple Occupation (HMO). Externally, the property benefits from driveway parking for three cars to the side, rear garden and a large, detached garage beyond providing additional parking, useful storage and workshop potential, although it should be noted that the roof will require replacement. The property offers a rare combination of size, flexibility and potential. Whether you're looking to create a spacious family home tailored to your own taste or seeking an investment project, this property is must-see.

Council Tax: Arun District Council Band F
Property Type: Detached House
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Driveway and Garage
Restrictions: None

On 25/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 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.

- 4 Bedroom detached house
- 3 Reception rooms
- Downstairs Shower and WC
- Detached garage
- Utility room
- Requires modernisation



Accommodation

Reception Room 1 - 3.79m x 5.23m (12'5" x 17'1")
Reception Room 2 - 3.7m x 4.01m (12'1" x 13'1")
Reception Room 3 - 4.49m x 3.71m (14'8" x 12'2")
Kitchen/Diner - 5.32m x 3.34m (17'5" x 10'11")
Utility Room - 2.29m x 2.18m (7'6" x 7'1")
Shower Room - 0.77m x 1.29m (2'6" x 4'2")
WC (downstairs) - 0.68m x 1.09m (2'2" x 3'6")
Bedroom 1 - 3.93m x 5.27m (12'10" x 17'3")
Bedroom 2 - 3.32m x 4.06m (10'10" x 13'3")
Bedroom 3 - 3.7m x 4.88m (12'1" x 16'0")
Bedroom 4 - 3.09m x 3.27m (10'1" x 10'8")
Bathroom - 1.73m x 2.15m (5'8" x 7'0")
WC (upstairs) - 0.84m x 2.15m (2'9" x 7'0")

