





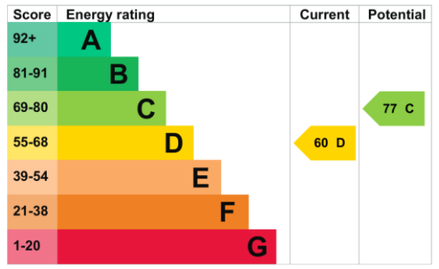






Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW



The Property Ombudsman | APPROVED CODE TRADINGSTANDARDS.UK | naea | 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.

Clarkes
Service you deserve. People you trust.

Asking Price
Offers over £230,000
Freehold

73 Westfield, Bognor Regis, PO22 9HE







http://www.clarkesestates.co.uk

01243 861344



- **Mid terrace bungalow**
- **2 Double bedrooms**
- **Conservatory**
- **Cul-de-sac location**
- **No forward chain**



What the agent says... “”

Offered to the market with no forward chain, this well-proportioned two-bedroom terrace bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes. Situated in a cul-de-sac in Bersted, the property offers plenty of scope for modernisation.

The accommodation comprises an entrance porch, a bright living room featuring a log burner, kitchen, two double bedrooms, a shower room with light tunnel, and a conservatory overlooking the private rear garden.

Externally, the property benefits from a low maintenance, south-east facing rear garden, providing an ideal space to relax or entertain. Additional advantages include residents' parking and a garage en bloc.

Conveniently positioned close to local amenities, transport links and everyday conveniences, this bungalow offers an excellent opportunity for first-time buyers, downsizers or investors alike.

Material Information:

Council Tax: Arun District Council Band B
Property Type: Mid terrace bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Warm Air Vent
Broadband: None
Parking: Garage en bloc, residents parking
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 20/7/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	3 mbps	0.4 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 Diner - 3.16m x 5.23m (10'4" x 17'1")

Kitchen - 2.72m x 2.92m (8'11" x 9'6")

Bedroom 1 - 3.15m x 3.51m (10'4" x 11'6")

Bedroom 2 - 2.75m x 2.56m (9'0" x 8'4")

Shower Room - 1.93m x 1.69m (6'3" x 5'6")

