





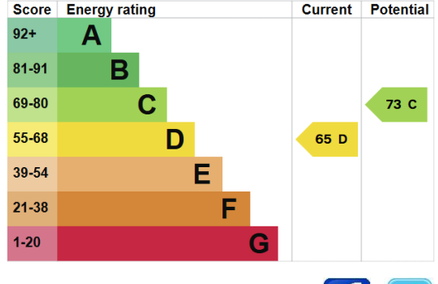






Book a Viewing

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

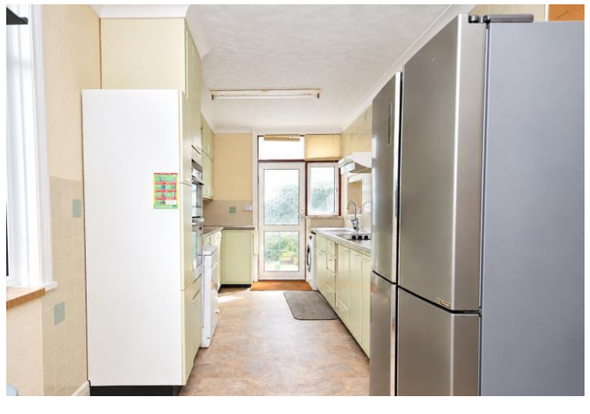
Service you deserve. People you trust.

Asking Price
£310,000
Freehold

Purbeck, Cavendish Road, Bognor Regis, PO21 2JW







http://www.clarkesestates.co.uk **01243 861344**



- **Semi detached family home**
- **4 Bedrooms**
- **Courtyard garden**
- **Off-road parking**
- **Close to Town centre**





Accommodation

Entrance Hall - 2.12m x 5.07m (6'11" x 16'7")

Living Room - 3.33m x 5.16m (10'11" x 16'11")

Dining Room - 3.61m x 5.07m (11'10" x 16'7")

Kitchen - 2.42m x 6.52m (7'11" x 21'4")

Bedroom 1 - 3.35m x 5.05m (10'11" x 16'6")

Bedroom 2 - 2.98m x 3.95m (9'9" x 12'11")

Bedroom 3 - 2.43m x 3.15m (7'11" x 10'4")

Bedroom 4 - 2.44m x 2.48m (8'0" x 8'1")

Shower Room - 1.41m x 2.23m (4'7" x 7'3")

WC - 1.43m x 0.86m (4'8" x 2'9")

What the agent says… "„ Material Information:

.
Located just 700 metres from Bognor Regis Town centre and 400 metres from the promenade, is this substantial 4-bedroom semi-detached family home.
Internally, the property is dated and would benefit from a programme of redecoration to include replacement of the kitchen and shower room. We note the property is entirely habitable as is, and would suit a keen DIY buyer.

Outside, there is hard standing and a drop kerb that supports off-road parking for one vehicle, and an electric charging point that will be remaining. To the rear is a small courtyard style garden with a very large wooden storage shed that uses the full width of the garden.

The property is double glazed, has gas central heating and is offered for sale with no forward chain.
Viewings highly recommended.

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

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: Off-road with electric charger
Restrictions: None

Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 25/03/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

