



Clarkes

Estate Agents & Lettings Agents

Asking Price
£300,000
Freehold

22 Stratton Court, Bognor Regis, PO22 8DP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	
www.epc4u.com		



Book a Viewing

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



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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.



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What the agent says... “,, Material Information:

Located in the Glenwood Estate with views across the playing fields towards the university campus is this two-bedroom semi-detached bungalow.

The accommodation comprises of a lounge with an extension to the rear forming a dining room, large kitchen, main bedroom, a second double bedroom and a refitted shower room.

Most of the accommodation is dated and, in our opinion, would benefit from a general program of redecoration. However, all carpets have been replaced in 2024.

Externally, the rear garden is largely laid to paving and surrounded by a low fence supporting the views and to the front there is off road parking.

Viewings are recommended.

Anti Money Laundering checks at £30 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 C
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas
Parking: Off Road Parking
Restrictions: We are not aware of any restrictions.

On 10/12/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	10 mbps	0.9 mbps
Superfast	✓	40 mbps	8 mbps
Ultrafast	✓	1000 mbps	220 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Likely	Likely	Likely	Likely

- Extended Bungalow
- Two Double Bedrooms
- Conservatory
- Refitted Shower Room
- Views Across Playing Fields



Accommodation

Inner Hallway

Lounge - 5.36m x 3.4m (17'7" x 11'1")

Conservatory - 3.5m x 2.29m (11'5" x 7'6")

Kitchen - 3.28m x 2.9m (10'9" x 9'6")

Bedroom One - 4.06m x 3.43m (13'3" x 11'3")

Bedroom Two - 3.28m x 2.84m (10'9" x 9'3")

Shower Room

