

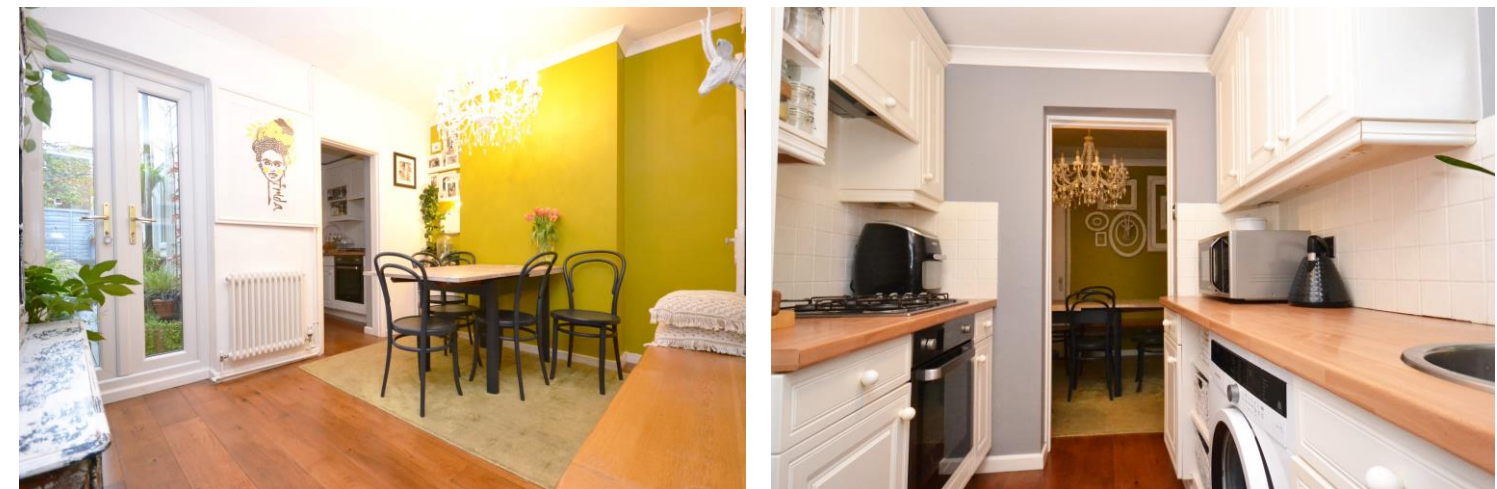


# Clarkes

Estate Agents & Lettings Agents

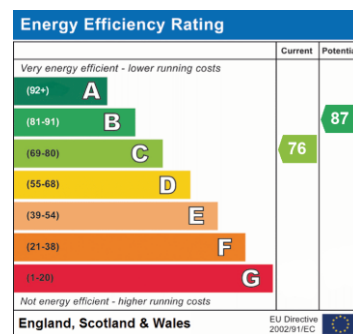
Asking Price  
**£260,000**  
**Freehold**

**11 Henry Street, Bognor Regis, PO21 1AR**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<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.

*Service you deserve. People you trust.*

**01243 861344**



- Mid Terraced 2/3 Bed Home
- Excellent Decorative Order
- Two Reception Rooms
- Modern Fitted Kitchen
- Re-Fitted Bathroom
- Enclosed Courtyard Garden



## Accommodation

Living Room - 3.54m x 2.89m (11'7" x 9'5")

Dining Room - 3.58m x 2.58m (11'8" x 8'5")

Kitchen 2.10 - 2.1m x 2.04m (6'10" x 6'8")

Bathroom - 2.1m x 1.69m (6'10" x 5'6")

Bedroom 1 - 3.65m x 2.9m (11'11" x 9'6")

Bedroom 2 - 3.65m x 2.61m (11'11" x 8'6")

Dressing Room / Bedroom 3

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

This quintessential cottage in central Bognor Regis is offered for sale in superb decorative order throughout with tasteful fittings and thoughtful decoration.

The accommodation comprises living room, separate dining room with exposed floorboards, fitted kitchen, refitted bathroom, two double bedrooms with original fireplaces, dressing room/third bedroom and a charming garden to the rear.

Other benefits include real wood flooring with underfloor heating in the bathroom, shutters on all windows, new bathroom, gas fired central heating, double glazing and a courtyard garden.

Bognor town centre is a short stroll away with its wealth of amenities including shops, restaurants, train station and bus services connecting other towns and cities along the south coast.

We recommend viewing this significantly improved property early to avoid disappointment.

Council Tax: Arun District Council Band B  
 Property Type: Purpose Built  
 Property Construction: Standard  
 Electricity, Water, Drainage Supply: Mains  
 Heating: Electric/Gas etc

On 31/10/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	77 mbps	20 mbps	
Ultrafast	✓	1000 mbps	220 mbps	
Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

