



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
**£350,000**  
Freehold

**5 Merchant Street, Bognor Regis, PO21 1QH**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<http://www.clarkesestates.co.uk>**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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**



- Spacious Mid Terrace Home
- Cul-De-Sac Location
- Four Bedrooms
- Two Receptions/Two Kitchens
- Bathroom & Shower Room
- Enclosed Rear Garden



## Accommodation

### Ground Floor

Entrance Hall - 0.89m x 4.33m (2'11" x 14'2")  
 Reception Room / Bedroom 3 - 2.98m x 4.17m into bay window (9'9" x 13'8")  
 Reception 2 - 3.59m x 3.64m (11'9" x 11'11")  
 Kitchen 1 - 2.71m x 3.96m (8'10" x 12'11")  
 Living / Dining Area - 4.09m x 2.15m (13'5" x 7'0")  
 Shower Room - 1.03m x 1.82m (3'4" x 5'11")  
 Utility Room - 1.4m x 1m (4'7" x 3'3")

### First Floor

Bedroom 1 - 4.07m x 2.63m (13'4" x 8'7")  
 Bathroom - 2.64m x 2.07m (8'7" x 6'9")  
 Kitchen 2 - 2.7m x 2.37m (8'10" x 7'9")  
 WC - 0.84m x 1.08m (2'9" x 3'6")  
 Bedroom 2 - 2.77m x 3m (9'1" x 9'10")

### Loft

Loft Room / Bedroom 4 - 4.73m x 4.35m (15'6" x 14'3")



## What the agent says... “,,

A surprisingly spacious and extended four-bedroom mid-terraced property situated in a quiet cul-de-sac in Bognor Regis town centre.

The property benefits from versatile accommodation which on the ground floor comprises an entrance hall, living room/bedroom 3, second reception room, kitchen, living/dining area, shower room and utility room. Upstairs are two bedrooms, family bathroom, second kitchen and stairs leading to a loft room. The current owner often lets out part of the property as an extra income source.

Throughout the property there are double glazed windows, gas central heating, characteristic fireplaces. The rear and enclosed garden provides privacy for the property.

The property is located conveniently close to local supermarkets, schools, the beach and Bognor Regis train station. Viewings are strongly recommended to appreciate this property.

## Material Information:

Council Tax: Arun District Council Band C  
 Property Type: Mid-Terraced Home  
 Construction Type: Standard  
 Number and Types of Rooms: 4 Bedrooms, 2 Reception Rooms, 2 Kitchens, 2 Bathrooms.  
 Electric, Water, Drainage: Mains Supply  
 Heating: Gas  
 Parking: Permit

On 30/10/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down.	Max Up
Standard	✓	17mbps	1mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	220 mbps

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

