





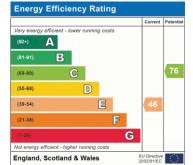






Book a Viewing

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























Asking Price £350,000 **Freehold**

5 Merchant Street, Bognor Regis, PO21 1QH







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

A surprisingly spacious and extended fourbedroom 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.

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

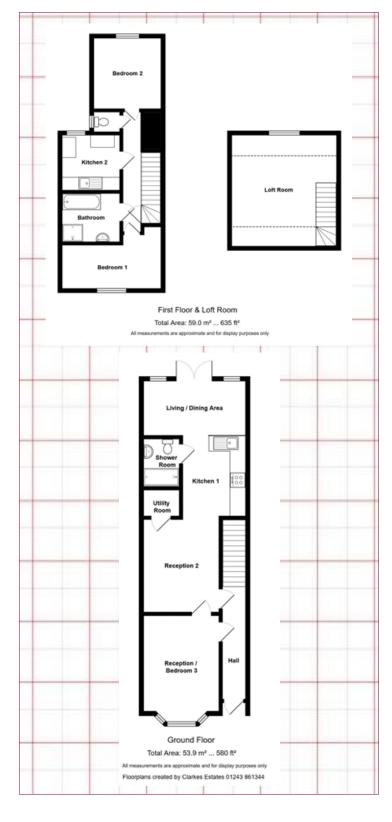
Heating: Gas Parking: Permit

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

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

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

- 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")

