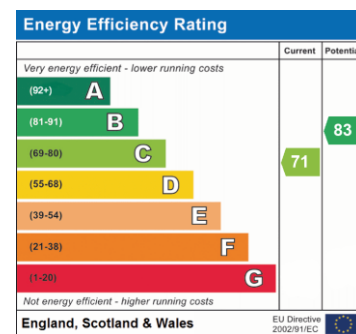


6 Somerset Gardens, Bognor Regis, PO21 2AA



Book a Viewing

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



IMPORTANT NOTICE
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01243 861344



- Four Bedroom Terrace Home
- Living/Dining Area
- Garden Room
- Kitchen/Breakfast Room
- Large Rear Garden
- No Forward Chain



Accommodation

Ground Floor

- Porch - 1.43m x 1.2m (4'8" x 3'11")
- Entrance Hall - 4.6m x 1.71m (15'1" x 5'7")
- Living Area - 4.48m x 3.57m (14'8" x 11'8")
- Dining Area - 3.47m x 2.96m (11'4" x 9'8")
- Kitchen/Breakfast Room - 4.77m x 3.78m (15'7" x 12'4")
- Garden Room - 3.25m x 2.61m (10'7" x 8'6")

First Floor

- Bedroom 1 - 3.59m x 3.56m (11'9" x 11'8")
- Bedroom 2 - 3.82m x 2.97m (12'6" x 9'8")
- Bedroom 3 - 2.62m x 2.57m (8'7" x 8'5")
- Bathroom - 3.26m x 1.98m (10'8" x 6'5")

Second Floor

- Landing - 1.97m x 0.87m (6'5" x 2'10")
- Bedroom 4 - 3.78m x 2.84m (12'4" x 9'3")

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

A deceptively spacious 4-bedroom family home located in a quiet cul-de-sac close to Bognor Regis town centre offered for sale with no forward chain.

The accommodation is arranged over three floors and comprise a porch, entrance hall, living and dining area, kitchen/breakfast room, garden room, three good size bedrooms and a bathroom on the first floor, and a further bedroom with separate WC on the second floor.

Externally to the rear there is a large rear garden with a westerly aspect, patio area, workshop/shed and side access gate. To the front there is off road parking for two cars.

The property sits in a quiet location close to bus stops connecting to Bognor town centre and other towns and cities along the south coast. Also close by are schools, Bognor hospital and the train station.

Council Tax: Arun District Council Band C
 Property Type: Purpose Built
 Property Construction: Standard
 Electricity, Water, Drainage Supply: Mains
 Heating: Gas Fired Central Heating
 Parking: Driveway

On 07/11/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	10 mbps	0.9 mbps
Superfast	✓	70 mbps	18 mbps
Ultrafast	✓	1000 mbps	1000 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

