



Offers in the region of  
**£475,000**  
**Freehold**

# Clarkes

*Service you deserve. People you trust.*

**34 Hillsboro Road, Bognor Regis, PO21 2DX**



**Book a Viewing**

**Call: 01243 861344**  
**Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)**  
**27 Sudley Road, Bognor Regis, PO21 1EW**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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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.



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

**01243 861344**





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

Blending timeless 1930s character with stylish contemporary living, this beautifully presented 3-bedroom detached home offers space, comfort, and superb outdoor appeal - ideal for families or anyone seeking a peaceful yet well-connected lifestyle. Providing off-road parking with a private driveway and garage, the property opens into a welcoming hallway and boasts two generous reception rooms, perfect for both entertaining and everyday family living. The kitchen, fitted with modern appliances and finishes, flows seamlessly through bi-fold doors onto the stunning landscaped garden - a true highlight of the home, offering a tranquil retreat and ideal setting for al fresco dining or summer gatherings. There is also a useful garden home office with lighting and power, for those working from home and wishing to escape the kitchen table. Upstairs, you'll find three good-sized bedrooms, each offering plenty of natural light and versatility. A well-appointed family bathroom with bathtub and separate shower complements the upstairs layout, while a convenient downstairs cloakroom adds further practicality. With its attractive kerb appeal, thoughtful blend of period features and modern upgrades, and an enviable outdoor space, this property truly offers the best of both worlds. Early viewing is highly recommended.

Council Tax: Arun District Council Band E  
Property Type: Detached house  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: ADSL  
Parking: Garage and Off-road  
Restrictions: None

On 24/07/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	53 mbps	10 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	variable	variable	good	good
Three	good	good	good	good
O2	variable	variable	good	good
Vodafone	variable	variable	good	good

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.

- 3 Bed detached house
- 1930's Character
- 2 Generous receptions
- Garden home office
- Garage and driveway



## Accommodation

- Living Room** - 3.79m x 4.14m (12'5" x 13'6")
- Dining Room** - 3.35m x 3.79m (10'11" x 12'5")
- Kitchen/Breakfast Room** - 6.17m x 2.45m (20'2" x 8'0")
- Kitchen Area** - 2.64m x 2.72m (8'7" x 8'11")
- WC** - 1.11m x 1.08m (3'7" x 3'6")
- Bedroom 1** - 3.67m x 4.12m (12'0" x 13'6")
- Bedroom 2** - 3.34m x 3.77m (10'11" x 12'4")
- Bedroom 3** - 2.31m x 2.73m (7'6" x 8'11")
- Bathroom** - 2.63m x 2.73m (8'7" x 8'11")

