



Clarkes

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Offers Over
£400,000
Freehold

2 Sherwood Road, Bognor Regis, PO22 9DS



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 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.



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01243 861344



What the agent says... “,,

A charming and deceptively spacious two-bedroom detached bungalow that truly must be seen to be fully appreciated.

This attractive home benefits from off-road parking with a private driveway and an integral garage, complete with an electric roller shutter door, power and lighting. Internally, the property offers a surprisingly generous layout, beginning with a large and versatile entrance hall.

To the front of the property is a spacious reception room, perfect for both relaxing and dining, which seamlessly flows into a superb conservatory spanning the full width of the bungalow and overlooking the rear garden. There are two very generously sized bedrooms, both featuring built-in storage, along with a modern bathroom offering a separate bath and shower, complemented by a separate WC. The kitchen is finished to an excellent standard and is fitted with a range of integrated appliances including an oven, fridge, freezer and dishwasher, all beautifully set off by stunning granite worktops.

Externally, the enclosed rear garden is designed for easy maintenance and features a summer house with power and lighting, a shed and a greenhouse, making it an ideal space for both relaxation and hobbies. With its spacious accommodation, quality finishes and excellent outdoor features, this delightful bungalow offers so much more than first meets the eye and is a genuine must-see.

Material Information:

Council Tax: Arun District Council Band E
Property Type: Purpose Built Bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: ADSL
Parking: Garage and Driveway
Restrictions: None

On 08/01/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	5 mbps	1 mbps	
Superfast	X			
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- Detached Bungalow
- 2 Spacious bedrooms
- Large conservatory
- Modern bathroom
- Enclosed rear garden
- Summer house with power



Accommodation

Living Room - 7.29m x 3.59m (23'11" x 11'9")

Conservatory - 3.03m x 6.66m (9'11" x 21'10")

Bedroom 1 - 4.28m x 3.64m (14'0" x 11'11")

Bedroom 2 - 4.23m x 3.03m (13'10" x 9'11")

Kitchen - 4.23m x 2.73m (13'10" x 8'11")

Bathroom - 2.08m x 2.72m (6'9" x 8'11")

Summer House - 2.38m x 2.91m (7'9" x 9'6")

Garage - 5.45m x 2.72m (17'10" x 8'11")

