

Asking Price
£575,000
Freehold

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4 Pennicott Road, Bognor Regis, PO21 5AY

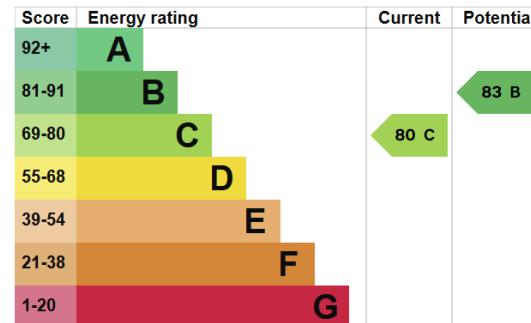


Book a Viewing

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27 Sudley Road, Bognor Regis, PO21 1EW



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IMPORTANT NOTICE

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01243 861344



What the agent says... 11,,

This impressive and beautifully proportioned five-bedroom detached house offers exceptional living space arranged over three floors, making it an ideal choice for growing families and multi-generational living.

Externally, the property benefits from a private driveway and a double garage with power, providing excellent parking and storage solutions.

The ground floor is particularly generous, offering a wealth of versatile living accommodation. There is a large, high-spec kitchen with integrated appliances and an adjoined dining area, ideal for family life and entertaining. These are complemented by a separate utility room, plus an ancillary room. A cosy, but spacious living room provides a comfortable retreat, while an additional reception room offers flexibility as a formal dining room, home office, or playroom.

To the first floor are four well-proportioned bedrooms, including one with an en-suite shower room, along with a modern family bathroom.

Occupying the entire top floor is the impressive master suite, featuring built-in wardrobes and a private en-suite shower room plus an airing cupboard creating a peaceful and luxurious retreat.

Overall, this is a truly outstanding home offering substantial and flexible accommodation throughout. A property of this size and versatility is not to be missed and early viewing is highly recommended to fully appreciate everything this home has to offer.

Material Information:

Council Tax: Arun District Council Band F

Property Type: Detached house

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: ADSL

Parking: Double garage and driveway

Restrictions: None

On 04/02/2026 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up | |
|-----------|--------------|-----------|-----------|------|
| Standard | ✓ | 5 mbps | 0.7 mbps | |
| Superfast | X | | | |
| Ultrafast | ✓ | 1800 mbps | 1000 mbps | |
| Mobile | Indoor | | Outdoor | |
| | Voice | Data | Voice | Data |
| EE | Variable | Variable | Good | Good |
| Three | Variable | Variable | Good | Good |
| O2 | Variable | Variable | Good | Good |
| Vodafone | Variable | Variable | 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.

- **5 Bed detached house**
- **Arranged over 3 floors**
- **Top floor master suite**
- **Double Garage**
- **Generous living space**



Accommodation

Entrance Hall - 4.87m x 2.59m (15'11" x 8'5")

Living Room - 5.31m x 3.28m (17'5" x 10'9")

Dining Room - 2.74m x 3.24m (8'11" x 10'7")

Reception Room - 3.16m x 2.82m (10'4" x 9'3")

Study - 1.95m x 2.8m (6'4" x 9'2")

Kitchen - 4.41m x 3.81m (14'5" x 12'6")

Utility Room - 2.84m x 1.63m (9'3" x 5'4")

Bedroom 1 - 3.38m x 3.57m (11'1" x 11'8")

Bedroom 2 - 3.15m x 3.36m (10'4" x 11'0")

Bedroom 3 - 3.13m x 2.88m (10'3" x 9'5")

Bedroom 4 - 3.58m x 3.25m (11'8" x 10'7")

Bathroom - 2.06m x 2.21m (6'9" x 7'3")

Ensuite - 1.41m x 2.16m (4'7" x 7'1")

Bedroom 5/Dressing room - 4.62m x 8.31m (15'1" x 27'3")

Ensuite (2nd floor) - 1.93m x 2.87m (6'3" x 9'4")

Double Garage - 5.99m x 5.49m (19'7" x 18'0")

