

**99 Pevensey Road, Bognor Regis, PO21 5PB**



**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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**01243 861344**



- Semi detached house
- 3 Generous bedrooms
- Spacious living/dining area
- Family bathroom
- Driveway and garage
- Excellent opportunity for modernisation



## Accommodation

**Living Room** - 4.65m x 3.48m (15'3" x 11'5")

**Dining Room** - 2.47m x 2.79m (8'1" x 9'1")

**Kitchen** - 3.77m x 2.68m (12'4" x 8'9")

**Utility Room** - 1.79m x 3.13m (5'10" x 10'3")

**Bedroom 1** - 3.65m x 3.54m (11'11" x 11'7")

**Bedroom 2** - 3.47m x 3.48m (11'4" x 11'5")

**Bedroom 3** - 2.71m x 2.27m (8'10" x 7'5")

**Bathroom** - 1.72m x 2.1m (5'7" x 6'10")

**Garage** - 5.7m x 3.13m (18'8" x 10'3")



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

Situated in a popular residential setting, this spacious three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create a property tailored to their own taste and style.

The accommodation begins with a useful entrance porch leading into a generous hallway, complete with built-in storage useful as a coat and shoe cupboard.

To the ground floor is a spacious living/dining room, ideal for both relaxing and entertaining, with patio doors opening directly onto the rear garden. The kitchen features a practical larder cupboard and leads through to a separate utility area, with access to both the garage and the garden – providing excellent functionality for family living.

Upstairs, there are three well-proportioned bedrooms, one of which benefits from fitted storage and another including an integrated shower. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys driveway parking to the front along with a garage, offering ample storage or further potential. The rear garden is south-east facing, making it a wonderful spot to enjoy the morning and early afternoon sun.

While the property is somewhat dated, it offers generous room sizes and a flexible layout, presenting a superb opportunity for buyers wishing to add value and truly make a home their own.

Council Tax: Arun District Council Band C  
 Property Type: Semi detached house  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: Garage and driveway  
 Restrictions: none

On 19/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	2 mbps	0.3 mbps	
Superfast	✓	41 mbps	8 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

