

Clarkes

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Asking Price

£475,000

Freehold

22 Park Drive, Yapton, BN18 0JF



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT NOTICE
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<http://www.clarkesestates.co.uk>

01243 861344



- Chalet style bungalow
- 3 Ground floor bedrooms
- Upstairs ensuite
- Enclosed mature garden
- Open plan kitchen/diner
- Garage and driveway



Accommodation

Lounge - 3.82m x 3.53m (12'6" x 11'6")

Kitchen/Diner - 7.39m x 6.05m (24'2" x 19'10")

Bedroom 1 - 4.97m x 3.02m (16'3" x 9'10")

Bedroom 2 - 3.78m x 3m (12'4" x 9'10")

Bedroom 3 - 3.78m x 2.51m (12'4" x 8'2")

Bedroom 4/Study - 2.85m x 2.74m (9'4" x 8'11")

Bathroom

Ensuite Shower room



What the agent says... “ ”

Set back from Park Drive and enjoying a wonderful sense of privacy and seclusion, this charming chalet-style bungalow is a delightful home full of character and versatile living space. The property is approached via a driveway providing off-road parking and access to the garage, which offers excellent additional storage or could easily be used as a workshop. A welcoming porch leads into the entrance hall, setting the tone for the warm and inviting accommodation throughout. The ground floor offers well-balanced living space with character features including picture rails and parquet flooring. The property comprises three bedrooms and a family bathroom, making the layout ideal for families, guests, or those seeking flexible living arrangements. The heart of the home is the impressive open-plan kitchen, dining and family room — a spacious and sociable area perfect for modern living and entertaining. In addition, there is a second, cosy reception room featuring a characterful fireplace, creating a comfortable space to relax and unwind. Upstairs, the property continues to impress with a large primary bedroom complete with its own en-suite shower room, offering a peaceful and private retreat. To the rear, the home benefits from a fully enclosed, mature garden providing a wonderful outdoor space with a high degree of privacy - ideal for enjoying the warmer months, gardening, or family activities. There are also sheds providing ample storage. Further benefits include a full alarm system and the overall charm and individuality that make this property truly special.

Material Information:

Council Tax: Arun District Council Band E
 Property Type: Purpose built chalet-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 05/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Limited	Limited	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.

