

Clarkes

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Asking Price

£280,000

Freehold

24 Stratton Court, Bognor Regis, PO22 8DP



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		
69-80	C	72 C	79 C
55-68	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



- Semi detached bungalow
- 2 Spacious bedrooms
- Cul-de-sac location
- Driveway and car port
- Low maintenance garden
- Outlook over grassland



Accommodation

Living Room - 3.4m x 4.97m (11'1" x 16'3")

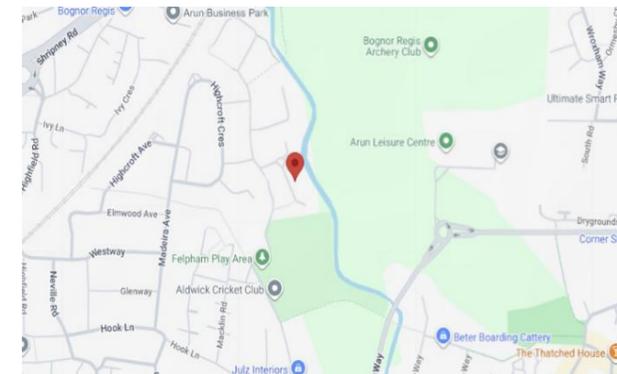
Conservatory - 4.04m x 2.92m (13'3" x 9'6")

Kitchen - 2.87m x 3.27m (9'4" x 10'8")

Bathroom - 2m x 1.95m (6'6" x 6'4")

Bedroom 1 - 4.02m x 3.41m (13'2" x 11'2")

Bedroom 2 - 3.28m x 2.8m (10'9" x 9'2")



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

Nestled within a highly sought-after yet exceptionally quiet cul-de-sac, this well-presented two-bedroom semi-detached bungalow offers peaceful living with a delightful open outlook across surrounding grassland. Externally, the property boasts a generous driveway providing ample off-road parking for multiple vehicles, along with a convenient car port offering direct access through to the rear garden. The garden itself is designed for ease of maintenance and enjoys a desirable south-east facing aspect, perfect for morning sunshine. A useful garden shed provides additional storage.

Internally, the accommodation is both spacious and well-proportioned. The kitchen offers room for a small table and chairs, making it an ideal space for everyday living and entertaining, and comes fully equipped with integrated fridge freezer, oven, hob, and microwave. The property further benefits from two generously sized double bedrooms, a shower room, and a practical airing cupboard. The spacious living room provides a comfortable and inviting setting, flowing seamlessly into a bright conservatory at the rear—perfect for relaxing while enjoying views of the garden.

Needing a little modernisation, this charming bungalow represents an excellent opportunity for those seeking a quiet yet popular location, with well-balanced accommodation both inside and out.

Council Tax: Arun District Council Band C
 Property Type: Semi-detached bungalow
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Driveway
 Restrictions: None

On 18/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	10 mbps	0.9 mbps	
Superfast	✓	41 mbps	8 mbps	
Ultrafast	✓	1800 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	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.

