



# Clarkes

Service you deserve. People you trust.

Asking Price  
£525,000  
Freehold

17 Westminster Drive, Aldwick, Bognor Regis, PO21 3RA



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             |         | 72 C      |
| 55-68 | D             | 65 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



## What the agent says... “,,

Situated in the highly desirable location of Aldwick, this substantial four-bedroom detached home offers generous and versatile accommodation, ideal for modern family living. The property is approached via a private driveway providing off-road parking for up to three vehicles, in addition to a double garage featuring an electric roller shutter door.

Upon entering, you are welcomed by a large entrance porch leading into a spacious hallway, creating an immediate sense of light and space. The ground floor accommodation includes a modern cloakroom, practical storage for coats and shoes, and a well-appointed kitchen/diner—perfect for both everyday living and entertaining. The bright and airy living room flows seamlessly into a conservatory, providing additional reception space with views over the garden. A particular feature of the home is the additional sun room, overlooking the attractive south-facing rear garden. The outside space includes a bar and a charming turret seating area, making it ideal for relaxing or hosting guests. A useful utility area and side access to the front of the property further enhance the practicality of the layout.

Upstairs, the property offers four well-proportioned bedrooms, all benefiting from fitted storage, alongside a family bathroom. This wonderful home is conveniently located within walking distance of the seafront, West Park, and the popular Aldwick Parade, offering a variety of shops, cafés, and local amenities.

## Material Information:

**Council Tax:** E  
**Property Type:** Detached House  
**Property Construction:** Standard  
**Electricity, Water, Drainage Supply:** Mains  
**Heating:** Gas Central Heating  
**Parking:** Off Road Parking

On 01/04/2026 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up   |      |
|-----------|--------------|----------|----------|------|
| Standard  | ✓            | 5 mbps   | 0.7 mbps |      |
| Superfast | ✓            | 52 mbps  | 9 mbps   |      |
| Ultrafast | X            |          |          |      |
| Mobile    | Indoor       |          | Outdoor  |      |
|           | Voice        | Data     | Voice    | Data |
| EE        | Limited      | Limited  | Good     | Good |
| Three     | Limited      | Limited  | Good     | Good |
| O2        | Variable     | Variable | Good     | Good |
| Vodafone  | Variable     | Variable | 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.

- 4 Bedrooms
- Double Garage
- Off Road Parking
- South Facing Garden
- Conservatory & Sun Room



## Accommodation

Entrance Hall

Cloakroom

**Kitchen:** - 3.59m x 3.44m (11'9" x 11'3")

**Living Room:** - 6.66m x 3.48m (21'10" x 11'5")

**Dining Room:** - 2.69m x 4.41m (8'9" x 14'5")

**Conservatory:** - 2.83m x 3.01m (9'3" x 9'10")

**Sun Room:** - 5.29m x 5.62m (17'4" x 18'5")

**Utility Room:** - 1.33m x 3.56m (4'4" x 11'8")

**Bedroom:** - 4.2m x 3.44m (13'9" x 11'3")

**Bedroom** - 3.87m x 3.48m (12'8" x 11'5")

**Bedroom:** - 3.21m x 2.25m (10'6" x 7'4")

**Bedroom:** - 2.88m x 2.63m (9'5" x 8'7")

**Bathroom:** - 1.67m x 2.11m (5'5" x 6'11")

**Garage** - 5.22m x 4.69m (17'1" x 15'4")

**Garden**

