

Clarkes

Service you deserve. People you trust.

Asking Price

£350,000

Freehold

11 Orchard Way, Bognor Regis, PO22 9HJ



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		
55-68	D	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.



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01243 861344

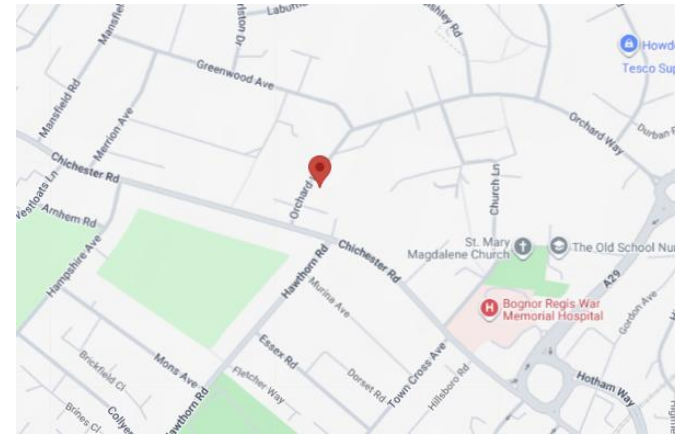


- Semi-detached family house
- 3 Bedrooms
- Downstairs WC
- Mature rear garden
- Garage and driveway



Accommodation

- Living Room** - 3.57m x 4.04m (11'8" x 13'3")
- Kitchen/Diner** - 3.84m x 5.54m (12'7" x 18'2")
- Utility** - 2.87m x 3m (9'4" x 9'10")
- Bedroom 1** - 3.85m x 3.37m (12'7" x 11'0")
- Bedroom 2** - 3.35m x 4.22m (10'11" x 13'10")
- Bedroom 3** - 2.3m x 2.12m (7'6" x 6'11")
- Bathroom** - 2.11m x 2.52m (6'11" x 8'3")
- WC** - 1.07m x 1.23m (3'6" x 4'0")
- Garage** - 5.99m x 3m (19'7" x 9'10")



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

This fantastic semi-detached family home offers well-proportioned accommodation, excellent outdoor space, and outstanding potential for future extension (subject to the necessary planning consents).

The ground floor welcomes you with an entrance hall leading to a convenient downstairs WC. To the front of the property is a bright and comfortable living room, which flows through to a spacious kitchen/diner. The kitchen is fitted with an integrated electric double oven and hob and provides ample space for dining and entertaining. It enjoys lovely views over the substantial rear garden and benefits from double doors opening into a practical utility room, which in turn offers direct access to the garden.

Upstairs, the property comprises two generous double bedrooms and a third single bedroom, ideal for use as a guest room, nursery, or home office. A family bathroom completes the first floor.

Externally, the home truly stands out with its extensive rear garden, which is mature, predominantly laid to lawn, and bordered by established trees and shrubs—offering both privacy and a wonderful space for families and outdoor enjoyment. The size of the plot also presents significant scope for extension or further development (STPP). Additional benefits include driveway parking and a garage.

This is a superb opportunity to acquire a home with immense potential in a desirable setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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 16/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	12 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	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.

