

49 Churchill Avenue, Bognor Regis, PO21 5PZ



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW



Follow us on

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



- Detached bungalow
- 2 Double bedrooms
- No forward chain
- Sunny garden room
- Driveway and garage



Accommodation

- Entrance porch** - 2.29m x 1.37m (7'6" x 4'5")
- Garden Room** - 2.41m x 3.71m (7'10" x 12'2")
- Lounge Diner** - 4.85m x 5.42m (15'10" x 17'9")
- Side porch** - 2.38m x 1.1m (7'9" x 3'7")
- Kitchen** - 2.47m x 3.28m (8'1" x 10'9")
- Bedroom 1** - 3.95m x 3.16m (12'11" x 10'4")
- Bedroom 2** - 2.96m x 3.33m (9'8" x 10'11")
- Bathroom** - 1.72m x 2.36m (5'7" x 7'8")
- WC** - 0.89m x 1.5m (2'11" x 4'11")
- Garage** - 4.91m x 2.41m (16'1" x 7'10")

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

Offered for sale with no forward chain is this spacious 2 bedroom detached Bungalow, located on the popular Westmeads development.

The accommodation comprises entrance hall, garden room (which has a courtesy door to the garage), a large L shaped lounge/diner, 2 double bedrooms, kitchen, side porch, WC and bathroom. The common hall is unusually large and has internal windows to the lounge and garden room and creates a sense of light and space throughout. The kitchen and bathrooms are functional; however they are somewhat tired and would benefit from replacement. The property has double glazing, gas central heating and large rooms.

Outside, the rear garden is largely laid to lawn with a small patio. The garage is connected to the side of the property and to the front off-road parking for +2 vehicles on a no-weeds concrete driveway that is printed with an attractive brick pattern.

Viewings are strongly recommended.

NOTE : The property is currently subject to a residential tenancy. Notice to end the tenancy has already been issued; the buyer cannot take possession before September 2026.

Council Tax: Arun District Council Band C
 Property Type: Detached 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 28/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	4 mbps	0.6 mbps	
Superfast	✓	41 mbps	8 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	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.

