

# Clarkes

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Asking Price  
**£400,000**  
**Freehold**

**27 Sunningdale Gardens, Bognor Regis, PO22 9LE**



**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		92 A
81-91	B	88 B	
69-80	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.

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**01243 861344**



- Detached bungalow
- 3 Bedrooms
- Large conservatory
- Well maintained garden
- Cul-de-sac location
- Modern kitchen
- Shower room
- Garage and driveway



## Accommodation

- Lounge** - 4.73m x 4.32m (15'6" x 14'2")
- Conservatory** - 5.11m x 2.24m (16'9" x 7'4")
- Kitchen** - 4.02m x 2.65m (13'2" x 8'8")
- Shower Room** - 2.41m x 1.96m (7'10" x 6'5")
- Bedroom 1** - 3.65m x 3.47m (11'11" x 11'4")
- Bedroom 2** - 2.53m x 3m (8'3" x 9'10")
- Bedroom 3** - 3.91m x 2m (12'9" x 6'6")
- Garage** - 5.38m x 2.51m (17'7" x 8'2")

## “ What the agent says...”

Located in a closed cul-de-sac on a popular estate in North Bersted, is this delightful 3 bed detached bungalow. The accommodation comprises lounge, spacious conservatory, kitchen, bathroom, main bedroom and 2 further bedrooms.

Beautifully presented by the current owners, the property has many unusual features which include: Wheel chair friendly gradients to the front and rear doors, a fully owned 12-panel solar array with a supporting 9.5kwh battery, replacement garden gates that are secure in nature, one of which provides access to the road at the rear and is approx. 20 meters to a bus stop. The property also offers a convenient utility/boiler cupboard and coat hanging area from the hallway.

A large conservatory runs across the rear of the property and joins to a very well-looked-after garden (12m x 10m), with shed and outside tap. External lighting and cameras will be remaining, and the property has a modern kitchen & shower room, Italian tiling, and a garage, with power, to the side that has off road parking for 2 vehicles in front of it.

We think this is one of the best examples of a property in its class and viewings are strongly recommended.

## Material Information:

Council Tax: Arun District Council Band D  
 Property Type: Detached bungalow  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: FTTP  
 Parking: Garage and driveway  
 Restrictions: None

On 14/05/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	2 mbps	0.4 mbps	
Superfast	✓	50 mbps	8 mbps	
Ultrafast	✓	1000 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	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.

