

Clarkes

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Asking Price

£300,000

Freehold

76 Orchard Way, Bognor Regis, PO22 9HP



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		74 C
55-68	D	66 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 Double bedrooms
- Spacious living area
- Family bathroom
- Driveway parking



Accommodation

Lounge/Conservatory - 3.95m x 7.7m (12'11" x 25'3")

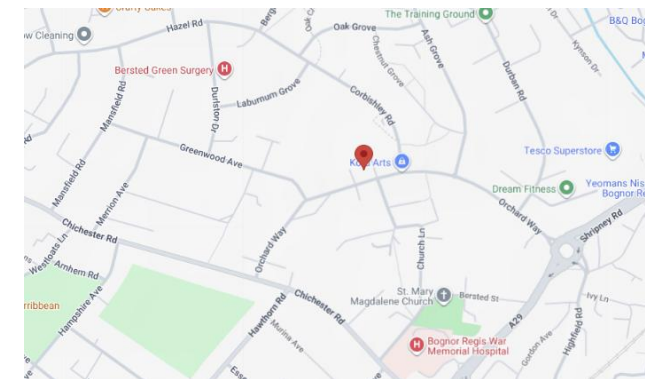
Kitchen/Diner - 7.07m x 3.06m (23'2" x 10'0")

Bedroom 1 - 3.42m x 3.31m (11'2" x 10'10")

Bedroom 2 - 3.02m x 3.34m (9'10" x 10'11")

Bathroom - 2.81m x 1.97m (9'2" x 6'5")

WC - 1.15m x 1.7m (3'9" x 5'6")



What the agent says... “”

Occupying a substantial plot and offering excellent proportions throughout, this attractive semi-detached bungalow presents a fantastic opportunity for buyers seeking a spacious home with scope to modernise and add value.

Set back from the road behind a large frontage, the property benefits from a generous driveway providing off-road parking for three to four vehicles. To the rear, there is a low-maintenance garden, ideal for those looking to enjoy outdoor space without the burden of extensive upkeep. Internally, the accommodation is exceptionally well laid out and comprises a welcoming entrance hall with useful storage and a separate WC. A particular feature of the property is the impressive kitchen/dining room, offering ample space for family dining and entertaining. The kitchen comes complete with a range cooker, integrated dishwasher, washing machine and tumble dryer, together with a fridge and fridge freezer, all of which are included within the sale. The spacious reception room flows seamlessly into an open conservatory area, creating a versatile living and dining space filled with natural light. There are two well-proportioned double bedrooms and a family bathroom fitted with both a bath and separate shower enclosure. Whilst the property would benefit from some updating to suit modern tastes, it has been well maintained and offers a clean, tidy and comfortable living environment from day one. The combination of its generous internal space, large plot and excellent layout provides enormous potential for buyers looking to create a home tailored to their own style and requirements.

Material Information:

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 16/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	8 mbps	0.9 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	Indoor	Outdoor		
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	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.

