



# Clarkes

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Asking price  
£360,000  
Freehold

8 Pendleton Place, Bognor Regis, PO21 5GE



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		81 B
69-80	C	77 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.

<http://www.clarkesestates.co.uk>

01243 861344



- Semi-detached house
- 3 Double bedrooms
- Downstairs WC
- Ensuite to main bedroom
- Garage and driveway



## Accommodation

**Living Room** - 4.55m x 6.43m (14'11" x 21'1")

**Kitchen** - 3.44m x 1.97m (11'3" x 6'5")

**WC** - 1.97m x 1.08m (6'5" x 3'6")

**Bedroom 1** - 3.24m x 3.26m (10'7" x 10'8")

**Ensuite** - 1.58m x 1.71m (5'2" x 5'7")

**Bedroom 2** - 4.01m x 3.27m (13'1" x 10'8")

**Bedroom 3** - 3.06m x 4.03m (10'0" x 13'2")

**Bathroom** - 3.06m x 1.93m (10'0" x 6'3")

**Garage** - 3m x 6.25m (9'10" x 20'6")

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

This spacious and modern three-bedroom semi-detached home offers beautifully presented accommodation throughout and is perfectly suited to families, professionals, or anyone seeking a turnkey property ready to move straight into. Built just 12 years ago and maintained to an exceptional standard, the property combines contemporary styling with generous living space. Upon entering, a welcoming hallway leads to a convenient cloakroom and a light-filled living/dining room via double doors, providing an ideal space for both relaxing and entertaining. Double doors open directly onto the sunny, westerly aspect rear garden, creating a seamless connection between indoor and outdoor living. The stylish modern kitchen is fitted with integrated oven and hob and offers a compact but practical and attractive kitchen space. Upstairs, the property features three genuine double bedrooms. The spacious principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Externally, the home enjoys a sunny rear garden, with large patio/decking area along with a summerhouse with power supply. Driveway parking, and a large integral garage with power and lighting, providing excellent storage and additional parking options.

Situated in a highly desirable location, the property is within easy reach of excellent local schools, the town centre, retail parks, and the seafront, offering a fantastic balance of convenience and lifestyle.

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: Yes

On 18/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	75 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 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.

