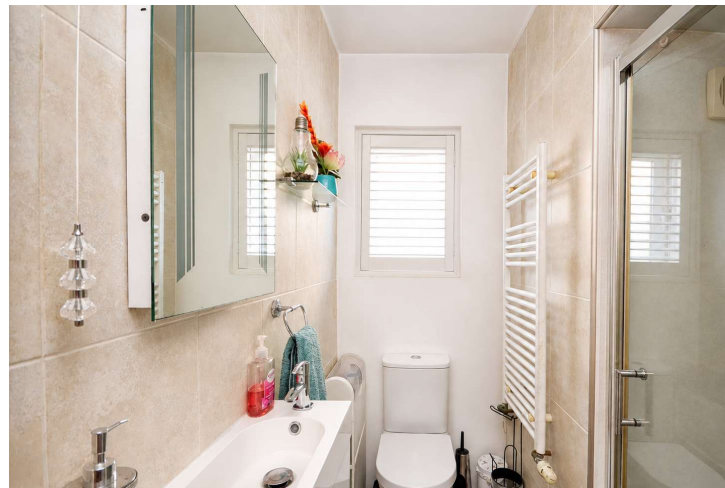




Clarkes

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Asking Price

£400,000

Freehold

18 South Way, Bognor Regis, PO21 5HA



Book a Viewing

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27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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01243 861344



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

Situated in a popular residential location, this beautifully presented three-bedroom semi-detached home is brimming with character and charm, offering stylish and versatile accommodation throughout.

The property provides off-road parking, while a useful, covered storage area/workshop to the side offers convenient access through to the attractive rear garden. Inside, the entrance hall leads to a charming front reception room, full of character. There is also a modern shower room, before the home opens into the real heart of the property – an impressive open-plan kitchen, dining and living space. Flooded with natural light thanks to its vaulted ceiling, skylights and double doors opening onto the garden, this exceptional room is perfect for both everyday family life and entertaining. The well-appointed kitchen offers an excellent range of storage and worktop space, complemented by an integrated double oven, hob and a practical utility cupboard.

Upstairs, the property continues to impress with two generous double bedrooms, both benefitting from fitted storage, alongside a spacious family bathroom featuring both a bath and separate shower. The third bedroom is currently arranged as a dressing room but offers flexibility as a child's bedroom, nursery or home office. Outside, the beautifully landscaped rear garden enjoys a sunny aspect and provides a wonderful space to relax or entertain.

A garden shed and a further outbuilding, both with power connected, offer excellent storage or potential workshop and hobby space.

Combining character features with contemporary living, this exceptional home offers generous accommodation, superb outdoor space and a highly convenient location, making it an ideal choice for a wide range of buyers.

Council Tax: Arun District Council Band D
Property Type: Semi Detached House
Property Construction: Standard
Mains: Electricity, Water, Drainage Supply
Heating: Gas Central

On 07/08/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	13 mbps	1 mbps	
Superfast	✓	71 mbps	18 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Good	Good	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.

- 3 Bedrooms
- Kitchen/Lounge/Dining Space
- Living Room
- Shower Room Plus Bathroom
- Off Road Parking
- Rear Garden



Accommodation

Hall

Living Room: - 3.4m x 3.45m (11'1" x 11'3")

Dining Room Area: - 3.78m x 3.1m (12'4" x 10'2")

Kitchen/Lounge: - 6.17m x 6.04m (20'2" x 19'9") Narrowing to 3.79m (12'5") In Lounge Area (Irregular Shape - Floor Plan)

Shower Room

Bedroom 1: - 3.8m x 4.03m (12'5" x 13'2") Narrowing to 3.48m (11'5")

Bedroom 2: - 3.41m x 3.46m (11'2" x 11'4") At Widest Point

Bedroom 3

Bathroom - 2.98m x 2.1m (9'9" x 6'10")

Garden

