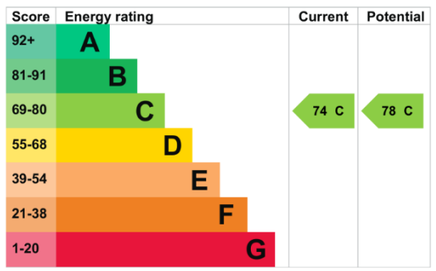
Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW



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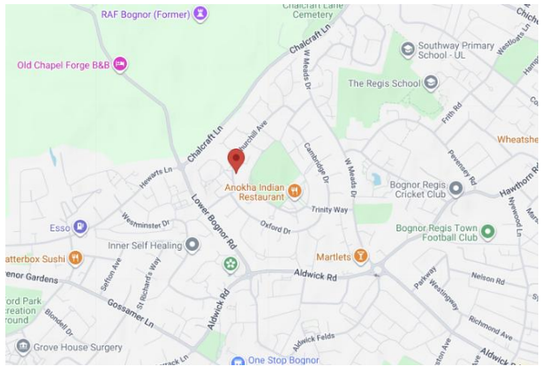
Asking Price
£370,000
Freehold

51 Churchill Avenue, Bognor Regis, PO21 5PZ

http://www.clarkesestates.co.uk **01243 861344**

- **Link-detached bungalow**
- **2 Double bedrooms**
- **Conservatory**
- **Utility area**
- **Garage and driveway**



Accommodation

Lounge/Diner - 5.38m x 4.85m (17'7" x 15'10")

Kitchen - 3.27m x 2.44m (10'8" x 8'0")

Conservatory - 3.67m x 2.51m (12'0" x 8'2")

Bedroom 1 - 3.2m x 3.95m (10'5" x 12'11")

Bedroom 2 - 3.31m x 2.99m (10'10" x 9'9")

Shower Room - 2.33m x 2.68m (7'7" x 8'9")

Garage - 2.38m x 4.83m (7'9" x 15'10")

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

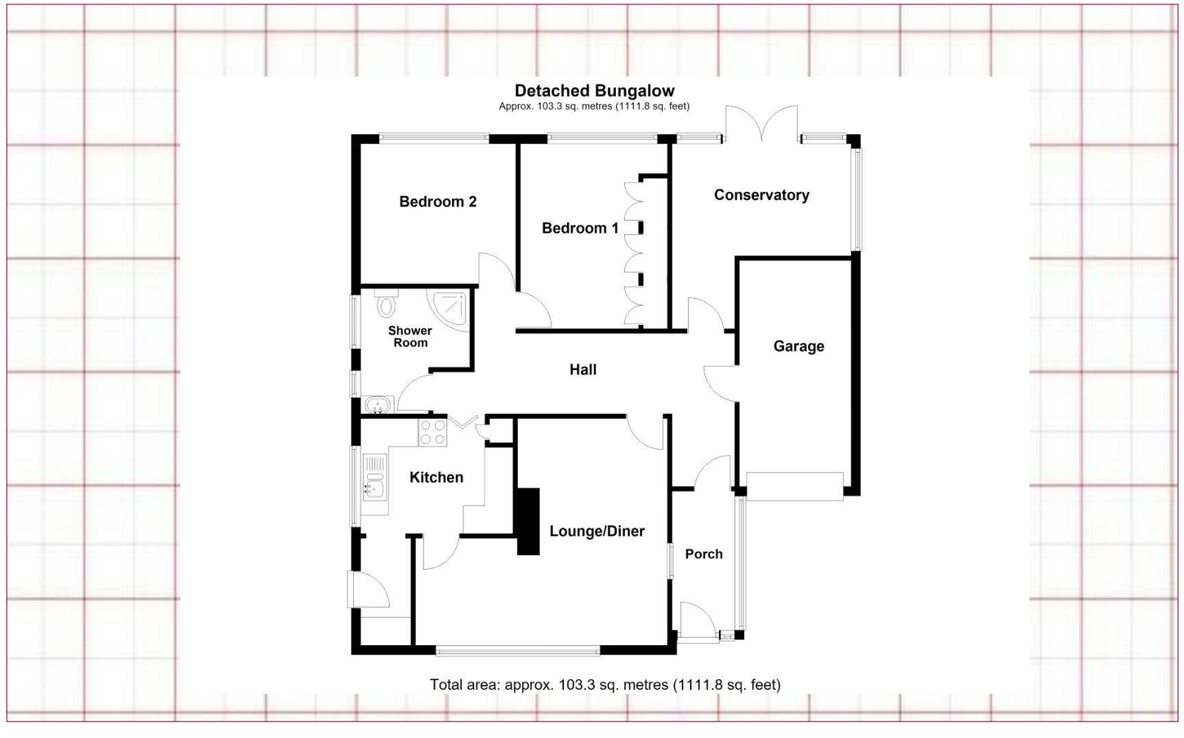
A deceptively spacious two-bedroom link-detached bungalow, situated on the sought-after West Meads development, offering generous living accommodation, a sunny rear garden, garage and substantial off-road parking.

The property is approached via a large porch, leading into a particularly generous entrance hall which provides access to the principal rooms. with ample space for distinct seating and dining areas.
There is an L-shaped living room, plus a conservatory, providing a lovely additional reception space and enjoying views over the rear garden. Double doors open directly onto the garden, creating a natural connection between the indoor and outdoor living spaces. The kitchen is complemented by a useful utility area, which also benefits from a door providing convenient side access to the property.
There are two good-sized double bedrooms, with the principal bedroom further benefiting from fitted storage and a shower room completes the internal accommodation.

Outside, the property boasts a sunny rear garden, while the large frontage offers substantial off-road parking for multiple vehicles.

Council Tax: Arun District Council Band C
Property Type: Link-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 09/09/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	4 mbps	0.6 mbps	
Superfast	✓	41 mbps	8 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	Good	Good
Three	Good	Good	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.