











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		82 B
69-80	C	71 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.

Clarkes

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Asking Price

£475,000

Freehold

9 Church Lane, South Bersted, PO22 9PT



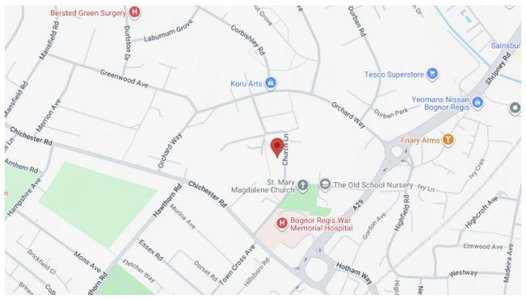






- **Chalet style house**
- **4 bedrooms**
- **Large kitchen/diner**
- **Flexible layout**
- **Downstairs shower room**
- **Garage and large driveway**





Accommodation

Kitchen/Diner - 7.77m x 3.51m (25'5" x 11'6")
Sitting Room - 4.32m x 3.89m (14'2" x 12'9")
Utility Room - 3.53m x 1.76m (11'6" x 5'9")
Shower Room - 2.26m x 2.21m (7'4" x 7'3")
WC - 2.25m x 0.91m (7'4" x 2'11")
Bedroom 1 - 4.06m x 3.96m (13'3" x 12'11")
Bedroom 2 - 4.32m x 3.12m (14'2" x 10'2")
Bedroom 3 - 3.37m x 3.12m (11'0" x 10'2")
Bedroom/Study - 3.23m x 2.59m (10'7" x 8'5")
Bathroom - 2.03m x 2.28m (6'7" x 7'5")

What the agent says... " " Material Information:

Beautifully presented and maintained to an excellent standard throughout, this impressive chalet-style home offers generous and highly versatile accommodation, making it an ideal choice for growing families or those seeking the flexibility of multi-generational living. The property immediately impresses with its attractive frontage, providing extensive off-road parking for multiple vehicles, alongside a garage fitted with an electric roller shutter door, power and lighting.
Internally, the ground floor offers particularly appealing accommodation, with entrance porch, two well-proportioned double bedrooms served by a contemporary family bathroom featuring a large walk-in shower. A spacious entrance hall leads through to a cosy and welcoming living room, while the heart of the home is undoubtedly the generous kitchen/diner. Overlooking the westerly-facing rear garden, this fantastic space provides an ideal setting for both everyday family life and entertaining, with an integrated dishwasher and skylight enhancing the room. Further practicality is provided by a useful separate utility room, offering space for all the usual white goods and convenient access through to the garage.
The first floor continues to impress, with two further double bedrooms, both benefiting from excellent built-in storage, alongside a modern family bathroom. The landing also offers additional useful storage space.
Externally, the property enjoys a particularly generous rear garden, offering a blank canvas for buyers to create their own ideal outdoor space, whether that be for entertaining, relaxing or family enjoyment.

Council Tax: Arun District Council Band F
Property Type: Chalet style house
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and driveway
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 19/11/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	11 mbps	0.9 mbps	
Superfast	✓	55 mbps	12 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	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.

