



## 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		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



**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

*Service you deserve. People you trust.*

Asking Price

£369,950

Freehold

**Blue Hayes, Bersted Street, Bognor Regis, PO22 9PR**



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

01243 861344





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

This beautifully presented three-bedroom detached bungalow offers stylish, high-specification living in a highly desirable setting. Thoughtfully renovated throughout, the property combines modern open-plan design with a charming, homely cottage feel — perfect for contemporary living with timeless appeal. The spacious and versatile layout includes three well-proportioned bedrooms, two bathrooms, and a separate WC, making it ideally suited to a variety of lifestyles, including multi-generational living. At the heart of the home lies a stunning open plan living/dining/kitchen area, perfect for entertaining or everyday family life. The double-aspect living room is flooded with natural light thanks to two bay windows and double doors that open directly onto the garden, seamlessly blending indoor and outdoor living. Outside, the property continues to impress with a beautifully landscaped wraparound garden, offering multiple seating areas and plenty of space to relax or entertain. A private driveway and car port provide ample off-road parking. Tastefully decorated throughout, this charming bungalow offers a rare combination of style, comfort, and flexibility — a true turn-key home with broad appeal. Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

Council Tax: Arun District Council Band D  
Property Type: Purpose Built Bungalow  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: ADSL  
Parking: Driveway and Carport  
Restrictions: None

On 22/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	12 mbps	1 mbps	
Superfast	✓	75 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	None	None	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 3 Bed detached bungalow
- Open plan living
- 2 Bathrooms
- Landscaped garden
- Private driveway and carport



## Accommodation

**Hallway** - 3.05m x 3.03m (10'0" x 9'11")

**Living/Dining area** - 5.91m x 4.23m (19'4" x 13'10")

**Kitchen** - 3.09m x 2.32m (10'1" x 7'7")

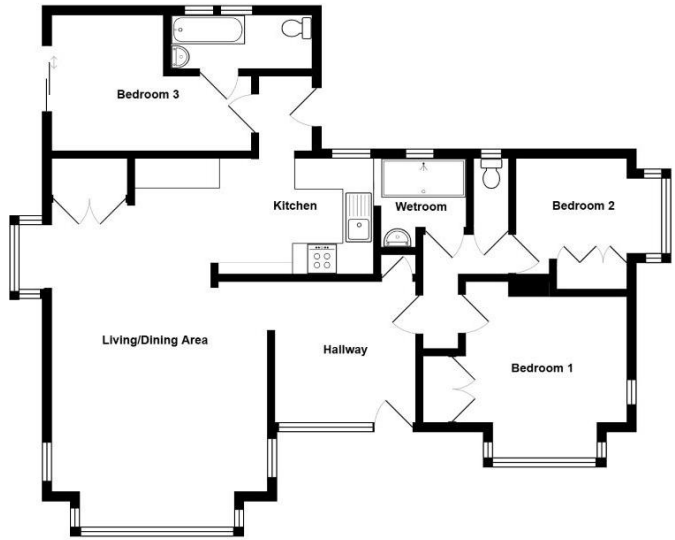
**Wet room** - 1.75m x 1.63m (5'8" x 5'4")

**Bedroom 1** - 3.55m x 3.44m (11'7" x 11'3")

**Bedroom 2** - 3.38m x 2.2m (11'1" x 7'2")

**Bedroom 3** - 3.94m x 1.35m (12'11" x 4'5")  
opening to 2.71m

**Ensuite** - 2.74m x 1.22m (8'11" x 4'0")



Created for Clarkes Estates - 01243 861344.  
All measurements are approximate and for display purposes only.  
Approximate Total Area: 86.6 m² ... 933 ft²

