



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£425,000
Freehold

200 Chichester Road, Bognor Regis, PO21 5BJ



Book a Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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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.

Service you deserve. People you trust.

01243 861344



What the agent says... “,,

Located in a convenient area is this spacious five-bedroom detached chalet bungalow. The property benefits from flexible accommodation along with a garage and off-street parking.

The ground floor accommodation comprises of three reception rooms, kitchen, conservatory, utility room, two bedrooms and a shower room. The first floor comprises a further three bedrooms and a bathroom.

Outside the driveway is accessed via Chichester Road, whereas the garage is accessed via Sherwood Road along with side access to the garden.

Local amenities are close by including shops, restaurants, schools and bus routes linking Bognor Regis to Chichester, Portsmouth and Brighton.

Viewings are strongly recommended.

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

Material Information:

Council Tax: Arun District Council - Band E
Construction Type: Standard
Number and Types of Rooms: 5 Beds, 3 receptions, kitchen, 2 bathrooms, utility room and conservatory.
Electric, Water, Drainage: Mains Supply
Heating: Gas
Parking: Garage & Off Road

On 08/01/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down.	Max Up
Standard	✓	5mbps	0.6mbps
Superfast	✓	63 mbps	19 mbps
Ultrafast	✓	1800 mbps	1000 mbps

The property does not currently have broadband or a telephone line connected.

Mobile	Indoor Voice / Data	Outdoor Voice / Data
EE	Limited / Limited	Likely / Likely
Three	Likely / Likely	Likely / Likely
O2	Likely / Likely	Likely / Likely
Vodafone	Likely / Likely	Likely / Likely

- Detached Chalet Bungalow
- Five Bedrooms
- Three Reception Rooms
- Ground Floor Shower Room
- Utility Room
- Garage & Off Road Parking



Accommodation

Ground Floor
Entrance Hall
Lounge - 4.11m x 3.68m (13'5" x 12'0")
Sitting Room - 4.75m x 3.68m (15'7" x 12'0")
Dining Room - 3.33m x 3.15m (10'11" x 10'4")
Kitchen - 3.48m x 2.26m (11'5" x 7'4")
Conservatory - 3.02m x 2.01m (9'10" x 6'7")
Bedroom 4 - 3.3m x 2.51m (10'9" x 8'2")
Bedroom 5 - 3.28m x 2.49m (10'9" x 8'2")
Shower Room
Utility Room - 2.57m x 1.83m (8'5" x 6'0")

First Floor
Bedroom 1 - 3.35m x 2.87m (10'11" x 9'4")
Bedroom 2 - 5.13m x 3.07m (16'9" x 10'0")
Bedroom 3 - 5.61m x 3.4m (18'4" x 11'1")
Bathroom

Garage - 5.26m x 3.2m (17'3" x 10'5")

