



Book a Viewing

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

| 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 | | |



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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

Estate Agents & Lettings Agents

Asking Price
 £1,600,000.00
 Freehold

74 Barrack Lane, Bognor Regis, PO21 4DE



Service you deserve. People you trust.

01243 861344



What the agent says... “,,

Located in a somewhat exclusive area featuring larger homes is this delightful and substantial detached home. Expanded by the current owners and now benefitting from a triple garage with a studio apartment over, the property has tall ceilings, massive rooms, enormous windows and a truly gigantic plot.

The main house comprises: Ground floor with 3 receptions, sunroom, hall, kitchen, utility/laundry room, and downstairs shower room. The first floor has a galleried landing, main bedroom with ensuite dressing room & bathroom, 3 further double rooms, bathroom and separate WC. On the second floor is another galleried landing, 2 double rooms and a further shower room.

The studio can readily be used as a self-contained unit and has a large main living/sleeping area, and an independent kitchen & bathroom.

Outside the plot is a substantial 60m x 58m; it has been fitted with 5 lamp posts to bring a light pool around the main house. The property owns (and so has control of) all of its borders and fences.

We think this is an outstanding example of homes in its class.

Material Information:

Council Tax: Arun District Council - Band G
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas
Parking: Triple Garage & Driveway Parking
Telephone & Broadband: Supplied via Vonage via a wireless only connection. There is currently no physical telephone or broadband connected to the property.

On 28/01/2025 information from the Ofcom Website shows

| Broadband | Availability | Max Down | Max Up | |
|-----------|--------------|----------|---------|--------|
| Standard | ✓ | 12 mbps | 1 mbps | |
| Superfast | ✓ | 75 mbps | 20 mbps | |
| Ultrafast | X | | | |
| Mobile | Indoor | | Outdoor | |
| | Voice | Data | Voice | Data |
| EE | Limited | Limited | Likely | Likely |
| Three | Limited | Limited | Likely | Likely |
| O2 | Limited | Limited | Likely | Likely |
| Vodafone | Limited | Limited | Likely | Likely |

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

- Substantial Detached Home
- Separate Studio Accommodation
- 3 Reception Rooms
- 7 Bedrooms & 4 Bathrooms
- Very Large Garden
- Triple Garage & Driveway
- Desirable Location

Main Accommodation

Entrance Hall
Living Room - 4.94m x 4.6m (16'2" x 15'1")
Family Room - 4.94m x 4.54m (16'2" x 14'10")
Sun Room - 4.85m x 2.09m (15'10" x 6'10")
Dining Room - 4.3m x 4.54m (14'1" x 14'10")
Kitchen - 4.28m x 6.62m (14'0" x 21'8")
Laundry Room - 2.12m x 1.82m (6'11" x 5'11")
Shower Room - 2.42m x 1.6m (7'11" x 5'2")
Garage - 7.23m x 8.45m (23'8" x 27'8")

Studio Accommodation

Living Room / Bedroom - 5.07m x 8.45m (16'7" x 27'8")
Kitchen - 2.27m x 3.22m (7'5" x 10'6")
Porch - 1.66m x 1.73m (5'5" x 5'8")
Bathroom - 1.81m x 3.2m (5'11" x 10'5")
Bedroom 5 - 4.02m x 4.56m (13'2" x 14'11")

Landing
Bedroom 1 - 4.97m x 4.58m (16'3" x 15'0")
Bedroom 2 - 4.92m x 4.56m (16'1" x 14'11")
Bedroom 3 - 4.31m x 4.56m (14'1" x 14'11")
Bedroom 4 - 4.31m x 4.59m (14'1" x 15'0")
Bathroom - 2.39m x 2.39m (7'10" x 7'10")
WC - 2.19m x 2.24m (7'2" x 7'4")

Bedroom 5 - 4.02m x 4.56m (13'2" x 14'11")
Bedroom 6 - 3.92m x 4.59m (12'10" x 15'0")
Shower Room - 1.98m x 2.96m (6'5" x 9'8")

