

**4 Willowbrook, Elmer, Bognor Regis, PO22 6PD**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<http://www.clarkesestates.co.uk>**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



**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.

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**01243 861344**



- Located on private estate
- Recently redecorated
- Ensuite to master bedroom
- Conservatory
- Double garage



## Accommodation

**Porch** - 1.4m x 1.44m (4'7" x 4'8")

**Entrance Hall** - 5.81m x 1.95m (19'0" x 6'4") at widest points

**Lounge** - 3.36m x 4.95m (11'0" x 16'2") plus bay window

**Kitchen** - 2.35m x 4.95m (7'8" x 16'2")

**Master Bedroom** - 3.66m x 4.17m (12'0" x 13'8")

**Ensuite** - 1.86m x 1.56m (6'1" x 5'1")

**Bedroom 2** - 3.37m x 3.77m (11'0" x 12'4")

**Bedroom 3** - 2.56m x 3.79m (8'4" x 12'5")

**Conservatory** - 3.48m x 3.42m (11'5" x 11'2")

**Bathroom** - 1.9m x 1.92m (6'2" x 6'3")

**Double Garage** - 4.55m x 5.21m (14'11" x 17'1")



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

Located on a private estate behind the popular local pub 'The Elmer' (The Sunday roast is highly recommended) lies this delightful 3 bedroom detached bungalow.

Redecorated and recarpeted in April 2025, the accommodation comprises: porch, entrance hall, lounge, conservatory, a kitchen that benefits from an integral fridge freezer, oven and hob with an overhead extractor and a slimline dishwasher, all of which are remaining. The master bedroom benefits from a built in 7 door wardrobe which will be remaining and has an ensuite shower room. There are 2 further double bedrooms and a bathroom.

Internally the property has several twin aspect rooms creating a bright and airy feel to the accommodation. The property is double glazed or triple glazed throughout and has gas central heating.

Externally, there is off road parking to the front, further off road parking to the side behind the double gates and a double width garage. The rear garden is enclosed by tall fencing and there is a patio adjacent to the conservatory.

We think this is one of the best examples of a property of its type and the property is already competitively priced to sell. Viewings are strongly recommended.

**Council Tax:** Arun District Council - Band E

**Property Type:** Detached Bungalow

**Property Construction:** Standard

**Electricity, Water, Drainage Supply:** Mains

**Heating:** Gas Central Heating

**Parking:** Double Garage & Off Road Parking

On 23/04/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	17mbps	1mbps
Superfast	✓	80mbps	20mbps
Ultrafast	X		

  

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

**Please note:** There is an annual contribution of £390 towards common Estate fees.

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.

