



## Book a Viewing

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B3   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		



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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  
 £390,000  
 Freehold

1 Burnham Gardens, Bognor Regis, PO21 2LA



Service you deserve. People you trust.

01243 861344





- Semi-detached house
- 4 Bedrooms
- 3 Reception rooms
- Quiet location
- Ensuite area to Master
- Enclosed garden



## Accommodation

**Entrance Hall** - 6.64m x 1.81m (21'9" x 5'11")

**Family Room** - 3.99m x 2.77m (13'1" x 9'1")

**Lounge** - 4.08m x 3.02m (13'4" x 9'10")

**Dining Room** - 3.96m x 3.47m (12'11" x 11'4") plus Bay Window

**Main bedroom** - 3.85m x 4.01m (12'7" x 13'1")

**Bedroom 2** - 3.98m x 3.2m (13'0" x 10'5")

**Bedroom 3** - 4.12m x 3.02m (13'6" x 9'10")

**Bedroom 4** - 2.69m x 2.24m (8'9" x 7'4")

**Bathroom** - 2.88m x 2.24m (9'5" x 7'4")

**Ensuite area** - 4.47m x 0.98m (14'7" x 3'2") Open plan aspect to main bedroom

**Stairs/Landing** - 2.34m x 2.24m (7'8" x 7'4")

**Rear garden** - 7.4m x 6.5m (24'3" x 21'3")

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

For sale: a semi-detached house in good condition, located on a small private road in a quiet location, approximately 1 mile from Bognor Regis town centre. This property is one of just 10 homes in this exclusive enclave, providing a peaceful living environment while still being close to all the amenities of the town centre.

The loft was extended around 2010, creating a spaciously designed main bedroom with an open feel and an en-suite bathroom. The Porch and family room were extended in 2023. It features four bedrooms in total, two bathrooms, two reception rooms, and a kitchen. One of the reception rooms also offers direct access to the garden, creating a lovely flow from indoor to outdoor living.

The interior presentation is stylish, with hard floors throughout, including a mix of tiles, hard wood, and original boards. The property also benefits from double glazing and gas central heating.

The rear garden is a private space, fully enclosed by close boarded fencing and walls, with side access to the front garden. Although parking is not formally allocated, there is comfortable space for two vehicles at the front of the garden.

We believe this property will appeal to those seeking a quiet location that's also close to the town centre, with minimal internal work required.

**Council Tax:** D  
**Property Type:** Purpose Built  
**Property Construction:** Standard Construction  
**Electricity Supply:** Mains  
**Water Supply:** Mains  
**Sewerage:** Mains  
**Heating:** Gas Central Heating  
**Parking:** On road parking

On 30/04/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800mbps	1000mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	limited	limited	likely	likely
Three	likely	likely	likely	likely
O2	likely	limited	likely	likely
Vodafone	likely	likely	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 Clarkes Website for further details.

