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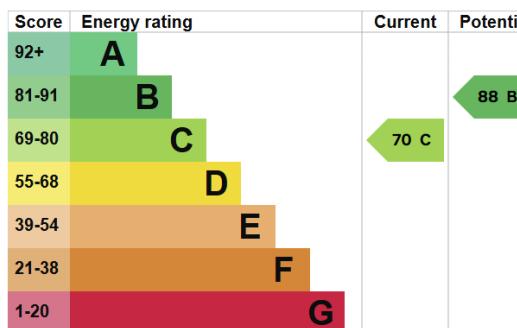
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43 Sunningdale Gardens, Bognor Regis. PO22 9LE



Book a Viewing

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IMPORTANT NOTICE
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What the agent says... Material Information:

Tucked away in a quiet cul-de-sac in a sought-after residential area, this well-proportioned 2-bedroom detached bungalow offers an excellent opportunity for buyers looking to personalise their next home. With driveway parking, a garage featuring an electric roller shutter door, and a sunny rear garden, this property combines comfort, convenience, and potential.

Inside, the accommodation includes two generous double bedrooms, a spacious living room, a separate kitchen, and a three-piece bathroom. While the property may benefit from some modernisation, it offers a solid and well-laid-out footprint ideal for those looking to make it their own.

To the rear, the private garden enjoys plenty of sun throughout the day and is enhanced by a purpose-built home office, complete with power and lighting - perfect for remote working, hobbies, or extra storage. Conveniently located close to local supermarkets and retail stores, this property offers both peaceful living and easy access to amenities.

A fantastic opportunity not to be missed - early viewing is highly recommended.

Council Tax: D
 Property Type: Purpose built
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Garage and Driveway
 Restrictions: None

On 15/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	3 mbps	0.4 mbps	
Superfast	✓	42 mbps	8 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile		Indoor	Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

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.

- **Detached bungalow**
- **2 Spacious bedrooms**
- **Home office in garden**
- **Garage and driveway**
- **Cul-de-sac location**



Accommodation

Sitting Room - 4.09m x 3.66m (14'7" x 12'0")

Bedroom 1 - 4.47m x 3.66m (13'5" x 12'0")

Bedroom 2 - 3.45m x 3.12m (11'3" x 10'2")

Kitchen - 3.07m x 2.51m (10'0" x 8'2")

Bathroom - 2.57m x 2.22m (8'5" x 7'3")

Garage - 5.28m x 2.39m (17'3" x 7'10")

Garden Office - 2.84m x 2.26m (9'3" x 7'4")

