











Book a Viewing

Call: 01243 861344
Email: Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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

Service you deserve. People you trust.

Asking price

£485,000

Freehold

12 Marlborough Court, Bognor Regis, PO21 5QJ



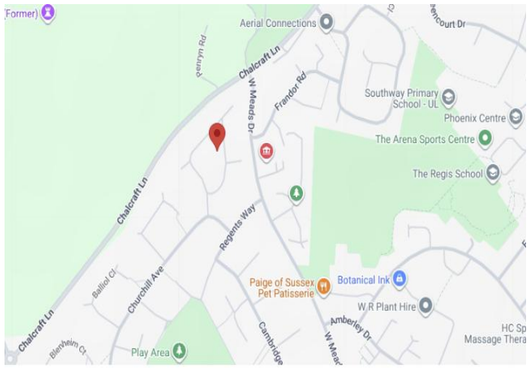






- **Detached bungalow**
- **3 Double bedrooms**
- **Large kitchen/diner**
- **Separate shower room**
- **Garage with power**
- **Cul-de-sac location**





Accommodation

Living Room - 3.68m x 6.12m (12'0" x 20'0")

Kitchen/Diner - 5.29m x 4.24m (17'4" x 13'10")

Bedroom 1 - 3.73m x 3.62m (12'2" x 11'10")

Bedroom 2 - 3.63m x 3.63m (11'10" x 11'10")

Bedroom 3 - 3.06m x 2.69m (10'0" x 8'9")

Bathroom - 2.44m x 2.36m (8'0" x 7'8")

Shower Room

Garage - 5.06m x 2.4m (16'7" x 7'10")

What the agent says... " "

A beautifully presented and substantially extended three-bedroom detached bungalow, occupying a desirable cul-de-sac position on the highly sought-after West Meads development.
This impressive property combines a contemporary finish with a warm and welcoming feel. Having been tastefully decorated and immaculately maintained by the current owners, the property is ready to move straight into. A useful entrance porch leads to the main living areas and at the heart of the home is a large, modern kitchen/diner, thoughtfully designed with an excellent range of storage and generous work surfaces. The kitchen is well equipped with an integrated double oven, gas hob, dishwasher and fridge freezer, making this an ideal space for both everyday living and entertaining. The light and spacious living/dining room provides an excellent second reception space, with double doors opening directly onto the rear garden.
There are three well-proportioned bedrooms, comprising two excellent-sized double bedrooms together with a further smaller double bedroom. The property is further complemented by a family bathroom, separate shower room and useful storage cupboard.
Externally, the property is equally impressive. To the front is a driveway providing parking for multiple vehicles, together with a garage benefiting from power, offering excellent additional storage and practical space. To the rear is a fully enclosed, westerly-facing garden, providing a private and attractive outdoor space to enjoy the afternoon sun.

Material Information:

Council Tax: Arun District Council Band D
Property Type: Detached Bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and Driveway
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 08/09/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Good	Good	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

