

99 Pevensey Road, Bognor Regis, PO21 5PB



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		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Follow us on

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.

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

01243 861344



- Semi detached house
- 3 Generous bedrooms
- Spacious living/dining area
- Family bathroom
- Driveway and garage
- Excellent opportunity for modernisation



Accommodation

Living Room - 4.65m x 3.48m (15'3" x 11'5")

Dining Room - 2.47m x 2.79m (8'1" x 9'1")

Kitchen - 3.77m x 2.68m (12'4" x 8'9")

Utility Room - 1.79m x 3.13m (5'10" x 10'3")

Bedroom 1 - 3.65m x 3.54m (11'11" x 11'7")

Bedroom 2 - 3.47m x 3.48m (11'4" x 11'5")

Bedroom 3 - 2.71m x 2.27m (8'10" x 7'5")

Bathroom - 1.72m x 2.1m (5'7" x 6'10")

Garage - 5.7m x 3.13m (18'8" x 10'3")



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

Situated in a popular residential setting, this spacious three-bedroom semi-detached home offers an excellent opportunity for buyers looking to modernise and create a property tailored to their own taste and style.

The accommodation begins with a useful entrance porch leading into a generous hallway, complete with built-in storage useful as a coat and shoe cupboard.

To the ground floor is a spacious living/dining room, ideal for both relaxing and entertaining, with patio doors opening directly onto the rear garden. The kitchen features a practical larder cupboard and leads through to a separate utility area, with access to both the garage and the garden – providing excellent functionality for family living.

Upstairs, there are three well-proportioned bedrooms, one of which benefits from fitted storage and another including an integrated shower. A family bathroom serves the remaining bedrooms.

Externally, the property enjoys driveway parking to the front along with a garage, offering ample storage or further potential. The rear garden is south-east facing, making it a wonderful spot to enjoy the morning and early afternoon sun.

While the property is somewhat dated, it offers generous room sizes and a flexible layout, presenting a superb opportunity for buyers wishing to add value and truly make a home their own.

Council Tax: Arun District Council Band C
 Property Type: Semi detached house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas Central Heating
 Broadband: ADSL
 Parking: Garage and driveway
 Restrictions: none

On 19/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	2 mbps	0.3 mbps	
Superfast	✓	41 mbps	8 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Variable	Variable	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Good	Good	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

