



# Clarkes

*Service you deserve. People you trust.*

Asking Price

£359,950

Freehold

77 Chichester Road, Bognor Regis, PO21 2AB



## Book a Viewing

Call: 01243 861344

Email: [Sales@ClarkesEstates.co.uk](mailto:Sales@ClarkesEstates.co.uk)

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



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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.

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

01243 861344



- Semi-detached house
- 3 Generous bedrooms
- Downstairs WC
- 2 Reception rooms
- Driveway for several cars



## Accommodation

### Entrance Hall

**Reception Room** - 5.5m x 3.7m (18'0" x 12'1")

**Dining Room** - 4.3m x 3.4m (14'1" x 11'1")

**Kitchen** - 3.2m x 3.1m (10'5" x 10'2")

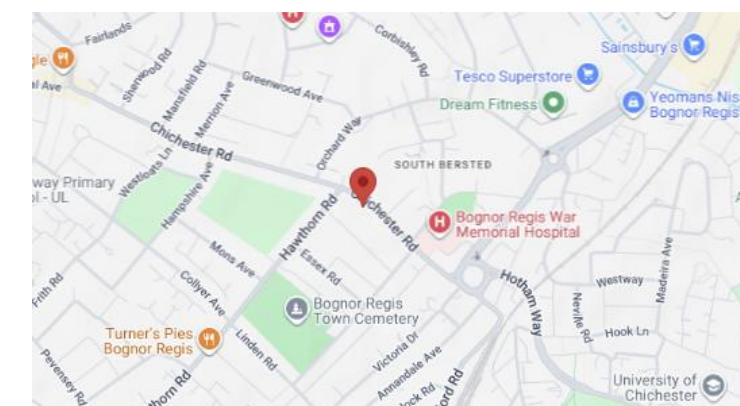
**Bedroom 1** - 5.5m x 3.3m (18'0" x 10'9")

**Bedroom 2** - 4.3m x 4m (14'1" x 13'1")

**Bedroom 3** - 3.2m x 2.9m (10'5" x 9'6")

### Bathroom

### WC



## What the agent says...

This impressive three-bedroom semi-detached home offers excellent space both inside and out, making it an ideal choice for families.

The ground floor welcomes you with a large entrance hall and convenient cloakroom. There are two substantial reception rooms, cleverly connected by dividing doors, allowing you to keep living and dining areas separate or open them up for a more open plan feel. The front living room features an attractive bay window, while the dining room to the rear benefits from patio doors opening directly onto the large rear garden — perfect for entertaining and family life.

The kitchen is well equipped with integrated appliances including a dishwasher, electric oven and gas hob, and also offers a useful storage cupboard and a door providing side access to the property.

Upstairs, the sense of space continues with three excellent-sized double bedrooms, one of which benefits from full-width built-in storage. The family bathroom features a corner bath and separate shower, complemented by the added convenience of a separate WC.

Externally, the property boasts driveway parking for multiple vehicles and a generous rear garden, ideal for children, pets or outdoor entertaining.

With so much to offer, this fantastic home is not to be missed, and early viewing is highly recommended.

## Material Information:

Council Tax: Arun District Council Band D  
 Property Type: Semi detached house  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: Driveway parking for several cars  
 Restrictions: None

On 10/02/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	11 mbps	0.9 mbps	
Superfast	✓	52 mbps	10 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Limited	Limited	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.