

# Clarkes

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Asking Price

£399,950

Freehold

32 Lethaby Road, Bognor Regis, PO21 5EJ



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		93 A
81-91	B	83 B	
69-80	C		
55-68	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.

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01243 861344



## What the agent says... “ ”

Immaculately presented and truly turnkey, this exceptional family home offers stylish, modern living with the added benefits of a garage and driveway parking, all set within the highly convenient location of North Bersted.

Ideally positioned for easy access to Chichester and Aldwick, the property enjoys a wealth of fantastic local amenities nearby, making it perfectly suited for families and commuters alike.

The ground floor welcomes you with a spacious, light-filled family living and dining area, thoughtfully designed for both relaxation and entertaining. This inviting space benefits from useful built-in storage and direct access via doors to a sunny, low-maintenance rear garden—perfect for enjoying outdoor living with minimal upkeep. A convenient downstairs WC completes the ground floor.

Upstairs, the property continues to impress with two well-proportioned double bedrooms, including a generous primary bedroom featuring its own en-suite shower room. A third bedroom offers excellent versatility, ideal as a guest room, dressing room, or nursery, alongside a modern family bathroom.

The garage is accessible both from the rear garden and the driveway and has been cleverly divided by a stud wall to suit the current owner's needs. However, it can easily be reinstated to its original configuration, offering flexible use as secure parking, additional storage, or even a workshop.

Beautifully maintained throughout, this is a superb home ready for immediate occupation. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.

## 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: Garage and Driveway  
 Restrictions: None

On 20/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	5 mbps	0.7 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Limited	Limited	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Variable	Variable	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.

- Semi detached house
- 3 Bedrooms
- Ensuite shower room
- Downstairs WC
- Garage space



## Accommodation

**Family Room** - 6.22m x 4.75m (20'4" x 15'7")

**Kitchen** - 4.22m x 2.44m (13'10" x 8'0")

**Bedroom 1** - 4.07m x 2.91m (13'4" x 9'6")

**Bedroom 2** - 3.36m x 2.6m (11'0" x 8'6")

**Bedroom 3** - 2.65m x 2.03m (8'8" x 6'7")

**Bathroom** - 2.21m x 1.91m (7'3" x 6'3")

**Garage**

