



# Clarkes

*Service you deserve. People you trust.*

Asking Price

£400,000

Freehold

7 Oxford Drive, Bognor Regis, PO21 5QT



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             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 61 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.

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

01243 861344



- Detached bungalow
- 2 Double bedrooms
- Mature secluded garden
- Garage and off-road parking
- Close to local shops



## Accommodation

**Living Room** - 3.63m x 6.84m (11'10" x 22'5")

**Hallway** - 3.29m x 1.9m (10'9" x 6'2")

**Dining Room** - 2.93m x 3.49m (9'7" x 11'5")

**Bedroom 1** - 3.63m x 3.93m (11'10" x 12'10")

**Bedroom 2** - 4.09m x 2.96m (13'5" x 9'8")

**Kitchen** - 4.09m x 2.87m (13'5" x 9'4")

**Utility Room** - 2.58m x 1.9m (8'5" x 6'2")

**Shower Room** - 2.31m x 1.94m (7'6" x 6'4")

**Garage** - 8.23m x 2.6m (27'0" x 8'6")

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

An incredibly spacious detached bungalow, ideally positioned on the much sought-after West Meads development, offering generous and versatile accommodation throughout. The property benefits from an extensive driveway and a large garage, which can be accessed both from the front of the house and directly from the rear garden.

Inside, the bungalow opens into a welcoming entrance hall with excellent built-in storage, leading to a cloakroom and a well-planned layout. There are two large double bedrooms, a fitted kitchen, separate utility room, and a dedicated work-from-home area, ideal for modern living. The heart of the home is the impressive, light-filled living/dining room, providing a wonderful space for both relaxing and entertaining.

To the rear, the property boasts a large, mature and secluded garden, offering a high degree of privacy and an ideal setting for outdoor enjoyment.

Perfectly located, the bungalow is within walking distance of the local parade of shops and amenities, as well as the beautiful West Park, Aldwick Beach and is positioned with excellent transport links close by. This an exceptional opportunity to secure a spacious home in a highly desirable coastal location.

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

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

| Broadband | Availability | Max Down  | Max Up    |      |
|-----------|--------------|-----------|-----------|------|
| Standard  | ✓            | 6 mbps    | 0.7 mbps  |      |
| Superfast | ✓            | 80 mbps   | 20 mbps   |      |
| Ultrafast | ✓            | 1000 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  | Variable     | Variable  | 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.

