



Clarkes

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Asking Price
£575,000
Freehold

4 Pennicott Road, Bognor Regis, PO21 5AY



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		83 B
69-80	C	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.

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

01243 861344



- 5 Bed detached house
- Arranged over 3 floors
- Top floor master suite
- Double Garage
- Generous living space



Accommodation

Entrance Hall - 4.87m x 2.59m (15'11" x 8'5")

Living Room - 5.31m x 3.28m (17'5" x 10'9")

Dining Room - 2.74m x 3.24m (8'11" x 10'7")

Reception Room - 3.16m x 2.82m (10'4" x 9'3")

Study - 1.95m x 2.8m (6'4" x 9'2")

Kitchen - 4.41m x 3.81m (14'5" x 12'6")

Utility Room - 2.84m x 1.63m (9'3" x 5'4")

Bedroom 1 - 3.38m x 3.57m (11'1" x 11'8")

Bedroom 2 - 3.15m x 3.36m (10'4" x 11'0")

Bedroom 3 - 3.13m x 2.88m (10'3" x 9'5")

Bedroom 4 - 3.58m x 3.25m (11'8" x 10'7")

Bathroom - 2.06m x 2.21m (6'9" x 7'3")

Ensuite - 1.41m x 2.16m (4'7" x 7'1")

Bedroom 5/Dressing room - 4.62m x 8.31m (15'1" x 27'3")

Ensuite (2nd floor) - 1.93m x 2.87m (6'3" x 9'4")

Double Garage - 5.99m x 5.49m (19'7" x 18'0")

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

This impressive and beautifully proportioned five-bedroom detached house offers exceptional living space arranged over three floors, making it an ideal choice for growing families and multi-generational living.

Externally, the property benefits from a private driveway and a double garage with power, providing excellent parking and storage solutions.

The ground floor is particularly generous, offering a wealth of versatile living accommodation. There is a large, high-spec kitchen with integrated appliances and an adjoined dining area, ideal for family life and entertaining. These are complemented by a separate utility room, plus an ancillary room. A cosy, but spacious living room provides a comfortable retreat, while an additional reception room offers flexibility as a formal dining room, home office, or playroom. To the first floor are four well-proportioned bedrooms, including one with an en-suite shower room, along with a modern family bathroom.

Occupying the entire top floor is the impressive master suite, featuring built-in wardrobes and a private en-suite shower room plus an airing cupboard creating a peaceful and luxurious retreat.

Overall, this is a truly outstanding home offering substantial and flexible accommodation throughout. A property of this size and versatility is not to be missed and early viewing is highly recommended to fully appreciate everything this home has to offer.

Council Tax: Arun District Council Band F
 Property Type: Detached house
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Mains
 Heating: Gas central heating
 Broadband: ADSL
 Parking: Double garage and driveway
 Restrictions: None

On 04/02/2026 information from the Ofcom Website shows:

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

