





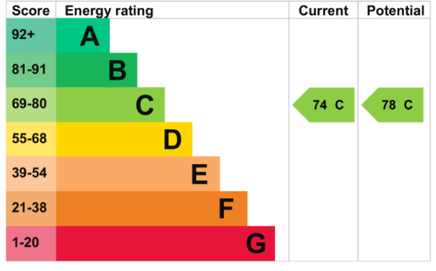






Book a Viewing

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27 Sudley Road, Bognor Regis, PO21 1EW



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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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Asking Price
£370,000
Freehold

51 Churchill Avenue, Bognor Regis, PO21 5PZ





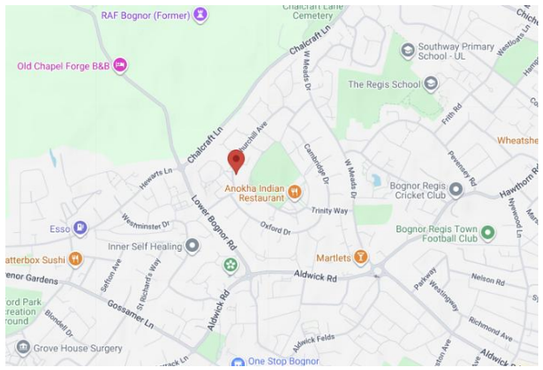


http://www.clarkesestates.co.uk **01243 861344**



- **Link-detached bungalow**
- **2 Double bedrooms**
- **Conservatory**
- **Utility area**
- **Garage and driveway**





Accommodation

Lounge/Diner - 5.38m x 4.85m (17'7" x 15'10")

Kitchen - 3.27m x 2.44m (10'8" x 8'0")

Conservatory - 3.67m x 2.51m (12'0" x 8'2")

Bedroom 1 - 3.2m x 3.95m (10'5" x 12'11")

Bedroom 2 - 3.31m x 2.99m (10'10" x 9'9")

Shower Room - 2.33m x 2.68m (7'7" x 8'9")

Garage - 2.38m x 4.83m (7'9" x 15'10")

What the agent says... "" Material Information:

A deceptively spacious two-bedroom link-detached bungalow, situated on the sought-after West Meads development, offering generous living accommodation, a sunny rear garden, garage and substantial off-road parking.

The property is approached via a large porch, leading into a particularly generous entrance hall which provides access to the principal rooms. with ample space for distinct seating and dining areas.
There is an L-shaped living room, plus a conservatory, providing a lovely additional reception space and enjoying views over the rear garden. Double doors open directly onto the garden, creating a natural connection between the indoor and outdoor living spaces. The kitchen is complemented by a useful utility area, which also benefits from a door providing convenient side access to the property.
There are two good-sized double bedrooms, with the principal bedroom further benefiting from fitted storage and a shower room completes the internal accommodation.

Outside, the property boasts a sunny rear garden, while the large frontage offers substantial off-road parking for multiple vehicles.

Council Tax: Arun District Council Band C
Property Type: Link-detached bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage and Driveway
Restrictions: None
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.
On 09/09/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	4 mbps	0.6 mbps	
Superfast	✓	41 mbps	8 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	Good	Good
Three	Good	Good	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.

