



Clarkes

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Offers Over
£300,000
Freehold

43 Sunningdale Gardens, Bognor Regis. PO22 9LE



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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 Spacious bedrooms
- Home office in garden
- Garage and driveway
- Cul-de-sac location



Accommodation

Sitting Room - 4.09m x 3.66m (14'7" x 12'0")

Bedroom 1 - 4.47m x 3.66m (13'5" x 12'0")

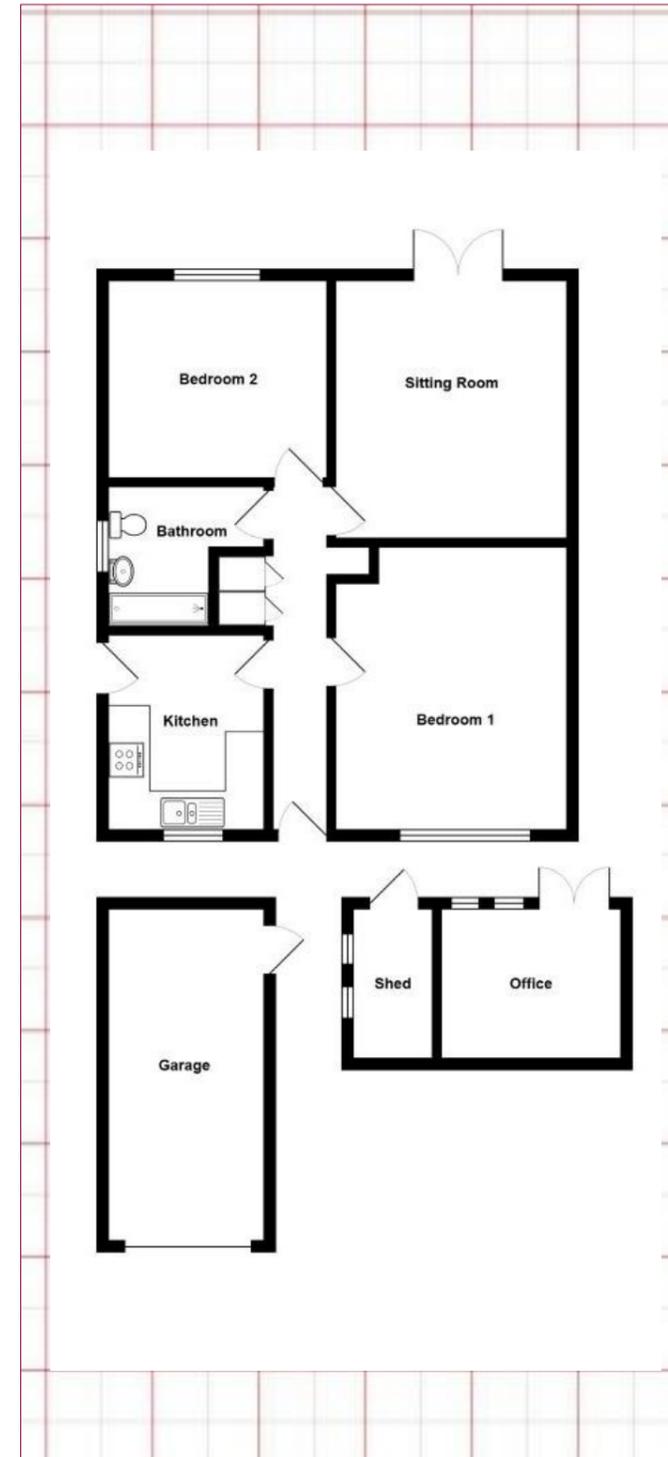
Bedroom 2 - 3.45m x 3.12m (11'3" x 10'2")

Kitchen - 3.07m x 2.51m (10'0" x 8'2")

Bathroom - 2.57m x 2.22m (8'5" x 7'3")

Garage - 5.28m x 2.39m (17'3" x 7'10")

Garden Office - 2.84m x 2.26m (9'3" x 7'4")



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

Tucked away in a quiet cul-de-sac in a sought-after residential area, this well-proportioned 2-bedroom detached bungalow offers an excellent opportunity for buyers looking to personalise their next home. With driveway parking, a garage featuring an electric roller shutter door, and a sunny rear garden, this property combines comfort, convenience, and potential.

Inside, the accommodation includes two generous double bedrooms, a spacious living room, a separate kitchen, and a three-piece bathroom. While the property may benefit from some modernisation, it offers a solid and well-laid-out footprint ideal for those looking to make it their own.

To the rear, the private garden enjoys plenty of sun throughout the day and is enhanced by a purpose-built home office, complete with power and lighting - perfect for remote working, hobbies, or extra storage. Conveniently located close to local supermarkets and retail stores, this property offers both peaceful living and easy access to amenities.

A fantastic opportunity not to be missed - early viewing is highly recommended.

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

On 15/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	3 mbps	0.4 mbps	
Superfast	✓	42 mbps	8 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Good	Good	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.

