



Clarkes

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Asking Price

£460,000

Freehold

22 Park Drive, Yapton, BN18 0JF



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		82 B
69-80	C	70 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



What the agent says... “ ”

Set back from Park Drive and enjoying a wonderful sense of privacy and seclusion, this charming chalet-style bungalow is a delightful home full of character and versatile living space. The property is approached via a driveway providing off-road parking and access to the garage, which offers excellent additional storage or could easily be used as a workshop. A welcoming porch leads into the entrance hall, setting the tone for the warm and inviting accommodation throughout. The ground floor offers well-balanced living space with character features including picture rails and parquet flooring. The property comprises three bedrooms and a family bathroom, making the layout ideal for families, guests, or those seeking flexible living arrangements. The heart of the home is the impressive open-plan kitchen, dining and family room — a spacious and sociable area perfect for modern living and entertaining. In addition, there is a second, cosy reception room featuring a characterful fireplace, creating a comfortable space to relax and unwind. Upstairs, the property continues to impress with a large primary bedroom complete with its own en-suite shower room, offering a peaceful and private retreat. To the rear, the home benefits from a fully enclosed, mature garden providing a wonderful outdoor space with a high degree of privacy - ideal for enjoying the warmer months, gardening, or family activities. There are also sheds providing ample storage. Further benefits include a full alarm system and the overall charm and individuality that make this property truly special.

Material Information:

Council Tax: Arun District Council Band E
Property Type: Purpose built chalet-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 05/03/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	14 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Good	Good	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Limited	Limited	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.

- Chalet style bungalow
- 3 Ground floor bedrooms
- Upstairs ensuite
- Enclosed mature garden
- Open plan kitchen/diner
- Garage and driveway



Accommodation

Lounge - 3.82m x 3.53m (12'6" x 11'6")

Kitchen/Diner - 7.39m x 6.05m (24'2" x 19'10")

Bedroom 1 - 4.97m x 3.02m (16'3" x 9'10")

Bedroom 2 - 3.78m x 3m (12'4" x 9'10")

Bedroom 3 - 3.78m x 2.51m (12'4" x 8'2")

Bedroom 4/Study - 2.85m x 2.74m (9'4" x 8'11")

Bathroom

Ensuite Shower room

