





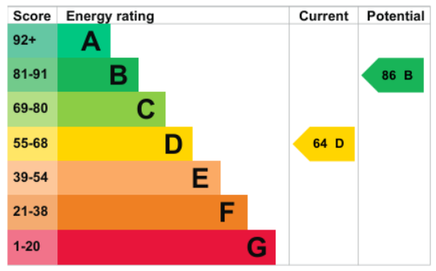






## Book a Viewing


**Call: 01243 861344**
**Email: Sales@ClarkesEstates.co.uk**
**27 Sudley Road, Bognor Regis, PO21 1EW**


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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.


# Clarkes

*Service you deserve. People you trust.*

**Asking Price**

**£360,000**

**Freehold**

## 85 Sunningdale Gardens, Bognor Regis, PO22 9LE



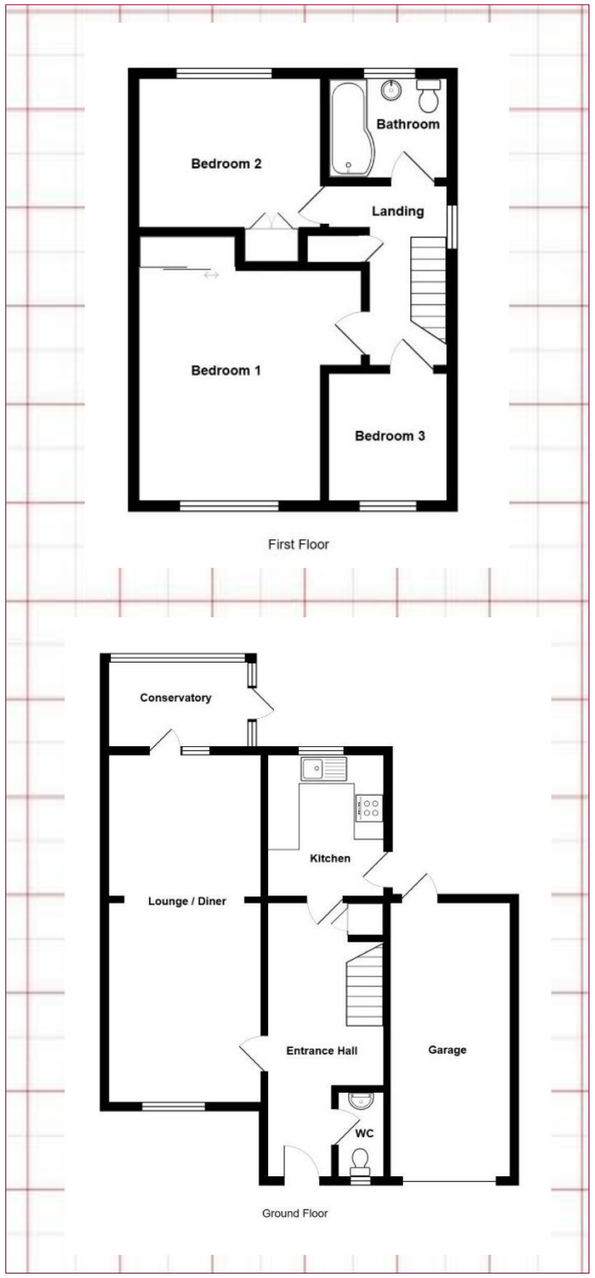






- **Link detached house**
- **Three bedrooms**
- **Spacious lounge/diner**
- **Conservatory**
- **Garage and driveway**






## Accommodation

**Lounge Diner** - 3.28m x 7.46m (10'9" x 24'5")

**Conservatory** - 2.98m x 1.85m (9'9" x 6'0")

**Kitchen** - 3.02m x 2.48m (9'10" x 8'1")

**WC** - 0.94m x 1.78m (3'1" x 5'10")

**Bedroom 1** - 4.06m x 2.99m (13'3" x 9'9")

**Bedroom 2** - 3.21m x 2.63m (10'6" x 8'7")

**Bedroom 3** - 2.34m x 2.34m (7'8" x 7'8")

**Bathroom** - 2.08m x 1.73m (6'9" x 5'8")

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

A charming three-bedroom link-detached home, ideally situated in the popular area of North Bersted, offering spacious and versatile accommodation.
The entrance hall provides access to the cloakroom and modern kitchen with integrated eye-level electric oven, gas hob and dishwasher. The spacious living/dining room offers ample room for both relaxing and entertaining, with the added benefit of a conservatory overlooking the rear garden.
The first floor has two well-proportioned double bedrooms, both benefiting from fitted storage, alongside a further single bedroom. A modern family bathroom and useful airing cupboard complete the upstairs accommodation. The property has oak engineered internal doors throughout.
Outside, the property boasts a sunny, mature rear garden to relax, entertain or enjoy outdoor dining. The garden also provides access to the garage, while a private driveway to the front offers convenient off-road parking.
The property is well positioned, providing convenient access to Chichester city centre where you can enjoy a fantastic selection of shops, bars and restaurants, together with the historic cathedral and mainline railway station, offering connections for commuters and those looking to explore further afield.

Council Tax: Arun District Council Band D
Property Type: Link detached house
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 20/10/2026 information from the Ofcom Website shows:

| **Broadband** | **Availability** | **Max Down** | **Max Up** | |
|---|---|---|---|---|
| Standard | ✓ | 3 mbps | 0.4 mbps | |
| Superfast | ✓ | 68 mbps | 15 mbps | |
| Ultrafast | ✓ | 5500 mbps | 5500 mbps | |
| **Mobile** | **Indoor** | | **Outdoor** | |
| | **Voice** | **Data** | **Voice** | **Data** |
| EE | Good | Good | Good | Good |
| Three | Good | Good | Good | Good |
| O2 | Limited | Limited | Good | Good |
| Vodafone | Good | Good | 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.

