



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		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Clarkes

Service you deserve. People you trust.

Offers over
£400,000
Freehold

30 Bassett Road, Bognor Regis, PO21 2JH





- Spacious detached house
- 4 Reception rooms
- Flexible layout
- Close to seafront
- Garage and driveway



Accommodation

- Living Room** - 4.85m x 4.1m (15'10" x 13'5")
- Breakfast Room** - 3.33m x 3.64m (10'11" x 11'11")
- Family Room** - 4.09m x 4.11m (13'5" x 13'5")
- Dining Room** - 3m x 4.73m (9'10" x 15'6")
- Kitchen** - 3m x 3.05m (9'10" x 10'0")
- Utility Room** - 2.21m x 2.12m (7'3" x 6'11")
- Garage** - 4.85m x 3.67m (15'10" x 12'0")
- Bedroom 1** - 4.85m x 4.09m (15'10" x 13'5")
- Bedroom 2** - 4.09m x 4.09m (13'5" x 13'5")
- Bedroom 3** - 3.33m x 3.64m (10'11" x 11'11")
- Bedroom 4** - 3.15m x 3.27m (10'4" x 10'8")
- Dressing Room** - 2.8m x 3.19m (9'2" x 10'5")
- Ensuite** - 2.78m x 1.46m (9'1" x 4'9")
- Bathroom** - 2.99m x 1.95m (9'9" x 6'4")

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

Set in the heart of sought-after Bognor Regis and just a short stroll from the beautiful seafront, this substantial detached residence offers an exceptional opportunity for those seeking space, versatility, and potential.

The ground floor provides two spacious reception rooms, a separate dining room, and a well-proportioned kitchen with adjoining breakfast room, plus a useful utility area. The rear garden enjoys a sunny aspect and accommodates a garage.

Upstairs, the split-level first floor offers three generously sized double bedrooms, along with a shower room and separate WC, providing accommodation for a growing family.

A particularly attractive feature is the self-contained annexe, which, while currently arranged with its own private access, could also easily be included as part of the main residence if desired, given the internal door connecting the two upstairs. The annexe comprises a small kitchen, living room, bedroom, and bathroom, making it ideal for multi-generational living, guest accommodation, or rental potential.

Although the property would benefit from modernisation, it presents a rare chance to acquire a home of this size and flexibility in such a central and convenient location.

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: Garage and Driveway
Restrictions: None

On 28/04/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Good	Good	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.

