



Clarkes

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Asking Price

£850,000

Freehold

Walden, School Lane, Eastergate, PO20 3UU



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		73 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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<http://www.clarkesestates.co.uk>

01243 861344



- Detached family home
- 3 Bedrooms in main building
- 2 Bedrooms in Annexe
- Beautifully presented
- Impressive garden
- Separate WC and utility
- Off road parking
- Village location



Accommodation

Living Room - 3.63m x 4.8m (11'10" x 15'8")

Kitchen/Diner - 9.13m x 6.36m (29'11" x 20'10")

Utility Room - 2.49m x 3.37m (8'2" x 11'0")

Bedroom 1 - 3.63m x 5.27m (11'10" x 17'3")

Bedroom 2 - 3.63m x 3.72m (11'10" x 12'2")

Bedroom 3 - 2.58m x 2.71m (8'5" x 8'10")

Bathroom - 1.66m x 2.44m (5'5" x 8'0")

Living Room (Annexe) - 5.65m x 5.46m (18'6" x 17'10")

Bedroom 4 (Annexe) - 4.03m x 2.69m (13'2" x 8'9")

Bedroom 5 (Annexe) - 3.01m x 3.46m (9'10" x 11'4")

Shower Room (Annexe)

What the agent says... “ ”

A stunning and characterful three-bedroom family home offering exceptional kerb appeal, generous living accommodation and exciting potential for multi-generational living, ideally positioned in the heart of Eastergate.

The true heart of the home is the impressive contemporary open-plan living, kitchen and dining family room. Beautifully designed for modern living, this light-filled space features a striking skylight, centre island and doors opening directly onto the impressive gardens, creating a seamless connection between inside and out. The addition of a charming log burner brings warmth and character, making the room feel both stylish and wonderfully homely.

The main property further comprises three well-proportioned bedrooms, a family bathroom, separate WC and a useful utility room located just off the kitchen.

A particular feature of the property is the detached annex, offering fantastic versatility with a main living area, two additional bedrooms and a shower room - ideal for multi-generational living, guest accommodation, a home office or potential income opportunity.

Externally, the property benefits from off-road parking for six vehicles and beautifully maintained gardens, enhancing the home's already impressive kerb appeal. The grounds are substantial with scope for further development, should anyone wish to add another outbuilding as a home office or summer house.

Material Information:

Council Tax: Arun District Council Band E
 Property Type: Detached Bungalow
 Property Construction: Standard
 Electricity Supply: Mains
 Water Supply: Mains
 Sewerage: Private supply (cesspit)
 Heating: Air source heat pump
 Broadband: ADSL
 Parking: Off road
 Restrictions: None

On 26/05/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	55 mbps	9 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Limited	Limited	Good	Good
O2	Unlikely	Unlikely	Variable	Variable
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Lived. Please see the property on the Clarkes Website for further details.

