



Clarkes

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Asking Price

£725,000

Freehold

91 Victoria Drive, Bognor Regis, PO21 2DZ



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		
55-68	D	61 D	66 D
39-54	E		
21-38	F		
1-20	G		



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

01243 861344



What the agent says... “”

Occupying a generous plot on the outskirts of the town centre, this charming and characterful family home offers versatile accommodation across three floors, complemented by secluded gardens, impressive leisure facilities and extensive outbuildings.

Approached via a winding pathway through mature gardens, the property creates an immediate sense of charm and privacy. The welcoming entrance hall leads to a superb principal reception room with a feature fireplace, bay window and doors opening directly onto the rear garden. A second reception room provides flexible space for a family room, dining room or home office.

The spacious kitchen/breakfast room forms the heart of the home, featuring a central island and ample space for dining and entertaining, while a separate utility room and cloakroom add practicality.

The first floor offers three generous double bedrooms, including an impressive principal suite with a contemporary shower room. A Victorian-style family bathroom and separate shower room also serve this level. The second floor provides two further double bedrooms and an additional WC, ideal for larger families or guests.

Outside, the private wraparound gardens offer multiple seating and entertaining areas alongside a range of outbuildings, including a summer house, barbecue hut and garden room with sink facilities.

A particular highlight is the dedicated leisure suite, incorporating a 17ft swim spa, sauna, standing sunbed and shower facilities, creating a unique wellness space rarely found in residential properties.

Further benefits include driveway parking for several vehicles and a large double garage.

Material Information:

Council Tax: Arun District Council Band G
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 08/06/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	16 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	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 Clarks Website for further details.

Accommodation

- Living Room - 6.4m x 4.55m (20'11" x 14'11")
- Dining Room - 4.66m x 4.57m (15'3" x 14'11")
- Kitchen - 5.59m x 4.23m (18'4" x 13'10")
- Utility Room - 2.2m x 2.26m (7'2" x 7'4")
- Bedroom 1 - 4.08m x 4.57m (13'4" x 14'11")
- Ensuite - 3.1m x 3.02m (10'2" x 9'10")
- Bedroom 2 - 3.14m x 4.53m (10'3" x 14'10")
- Bedroom 3 - 3.16m x 3.89m (10'4" x 12'9")
- Bedroom 4 - 5.82m x 2.84m (19'1" x 9'3")
- Bedroom 5 - 3.34m x 5.75m (10'11" x 18'10")
- Bathroom - 2.11m x 4.79m (6'11" x 15'8")
- Pool Room - 6.33m x 10.38m (20'9" x 34'0")
- Garage - 10.64m x 5.88m (34'10" x 19'3")

