











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		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Guide Price

£675,000

Freehold

9 Westingway, Bognor Regis, PO21 2XT







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01243 861344



- **Detached family home**
- **4 Double bedrooms**
- **Large corner plot**
- **Generous family room**
- **Garage and off-road parking**
- **Close to seafront and Town centre**



Accommodation

Living Room - 4.89m x 5.01m (16'0" x 16'5")

Family Room - 4.41m x 5.66m (14'5" x 18'6")

Kitchen/Diner - 6.77m x 3.93m (22'2" x 12'10")

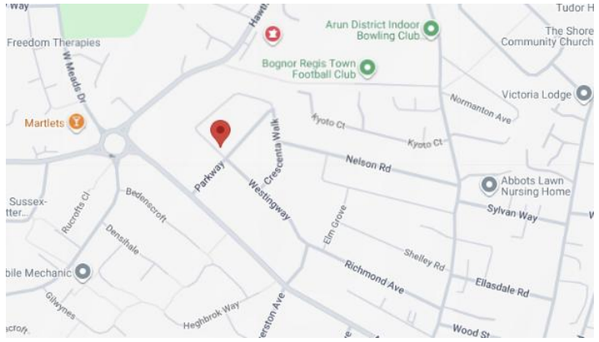
Bedroom 1 - 4.41m x 5.87m (14'5" x 19'3")

Bedroom 2 - 4.89m x 4.44m (16'0" x 14'6")

Bedroom 3 - 3.94m x 3.38m (12'11" x 11'1")

Bedroom 4 - 3.67m x 2.86m (12'0" x 9'4")

Bathroom - 2.87m x 2.7m (9'4" x 8'10")



What the agent says…

Situated in the highly desirable coastal area of Aldwick, this impressive four-bedroom detached family home occupies a generous corner plot and offers exceptional space, flexibility, and natural light throughout. Ideally located within easy walking distance of the seafront, local shops and amenities, the town centre and train station in Bognor Regis, the property also benefits from excellent local bus routes, making it perfectly positioned for both convenience and lifestyle.

The property welcomes you with an expansive entrance hall featuring beautiful hardwood flooring, setting the tone for the spacious and well-presented accommodation throughout. The ground floor offers a versatile layout ideal for modern family living, including a generous family room, a separate living room with an attractive bay window to the front and a feature fireplace, and a convenient cloakroom.

At the heart of the home is the impressive kitchen/diner, a wonderfully sociable space perfect for everyday living and entertaining alike. The kitchen is well-appointed with a range cooker included in the sale and offers ample space for additional appliances.

Upstairs, the sense of space continues with four exceptionally generous double bedrooms, offering flexibility for growing families, guests, or home working. The first floor is served by a family bathroom as well as an additional shower for added convenience.

Externally, the property continues to impress. The substantial corner plot provides off-road parking and a large garage, ideal for additional parking, storage, or use as a workshop. Light-filled, spacious, and perfectly located, this outstanding home offers versatile accommodation in one of the area's most sought-after locations.

Material Information:

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
Images are representative of the property, with digital enhancements used where appropriate to improve lighting, colour and overall presentation.

On 11/03/2026 information from the Ofcom Website shows:

Broadband	**Availability**	**Max Down**	**Max Up**	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	72 mbps	18 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	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.

