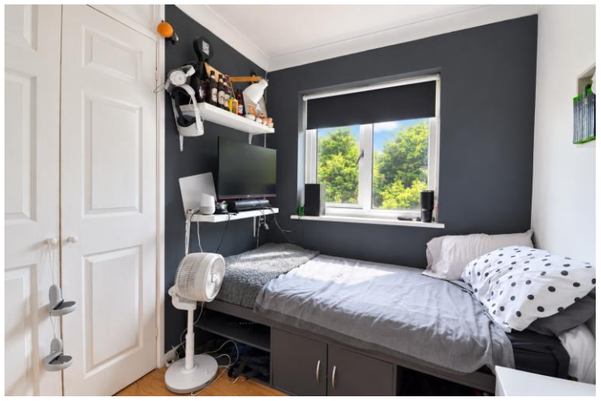






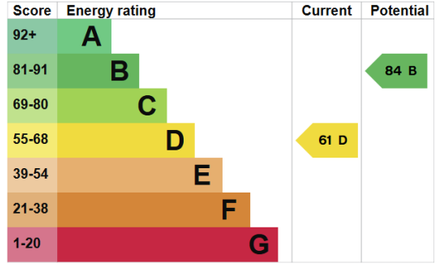






Book a Viewing

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



Follow us on

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

£425,000

Freehold

63 Sunningdale Gardens, Bognor Regis, PO22 9LE









- **Detached house**
- **4 Bedrooms**
- **Ensuite shower room**
- **Downstairs WC**
- **Utility room**
- **Garage and driveway**
- **Split level garden**



What the agent says... " "

A superbly spacious four-bedroom detached family home, ideally positioned for convenient access to Chichester city centre and the nearby local retail park. Offering generous and versatile accommodation across two floors, the property provides an excellent balance of practical family living and entertaining space.

A welcoming porch leads into the entrance hall, with doors providing access to the principal reception rooms and ground-floor cloakroom. The impressive living room is a particularly attractive feature, offering excellent proportions and plenty of natural light, with bi-folding doors opening directly onto the rear garden. This creates a wonderful connection between the indoor and outdoor living spaces, particularly during the warmer months. A separate dining room provides an ideal setting for family meals and entertaining, while the kitchen offers a practical and well-positioned heart to the home. A separate utility room provides additional functionality and useful storage.

Upstairs, there are four bedrooms in total, comprising three generous double bedrooms and a single bedroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the property continues to impress with a large, sunny split-level rear garden, providing plenty of space for outdoor dining or relaxing in the sunshine. To the front, the property benefits from a garage and driveway parking, providing valuable off-road parking and additional storage.

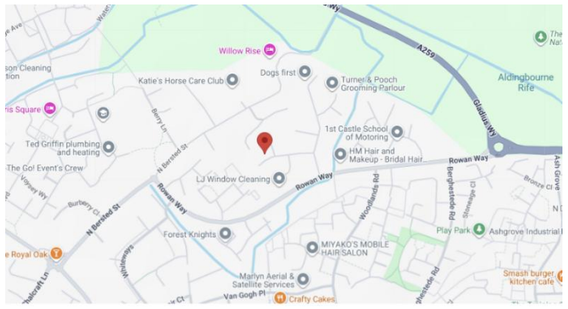
Material Information:

Council Tax: Arun District Council Band E
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 16/09/2026 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	2 mbps	0.4 mbps	
Superfast	✓	42 mbps	7 mbps	
Ultrafast	✓	5500 mbps	5500 mbps	
Mobile	**Indoor**		**Outdoor**	
	Voice	**Data**	**Voice**	**Data**
EE	Variable	Variable	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.



Accommodation

Living Room - 3.31m x 6.21m (10'10" x 20'4")

Dining Room - 2.88m x 3.01m (9'5" x 9'10")

Kitchen - 3m x 2.67m (9'10" x 8'9")

Utility Room - 2.04m x 2.31m (6'8" x 7'6")

WC - 1.05m x 1.93m (3'5" x 6'3")

Bedroom 1 - 2.91m x 4.13m (9'6" x 13'6")

Ensuite shower room - 1.56m x 1.88m (5'1" x 6'2")

Bedroom 2 - 3.38m x 3.24m (11'1" x 10'7")

Bedroom 3 - 3.39m x 2.21m (11'1" x 7'3")

Bedroom 4 - 2.34m x 2.09m (7'8" x 6'10")

Bathroom - 1.87m x 2.05m (6'1" x 6'8")

