



## 11 Sunningdale Gardens, Bognor Regis

Guide Price £325,000

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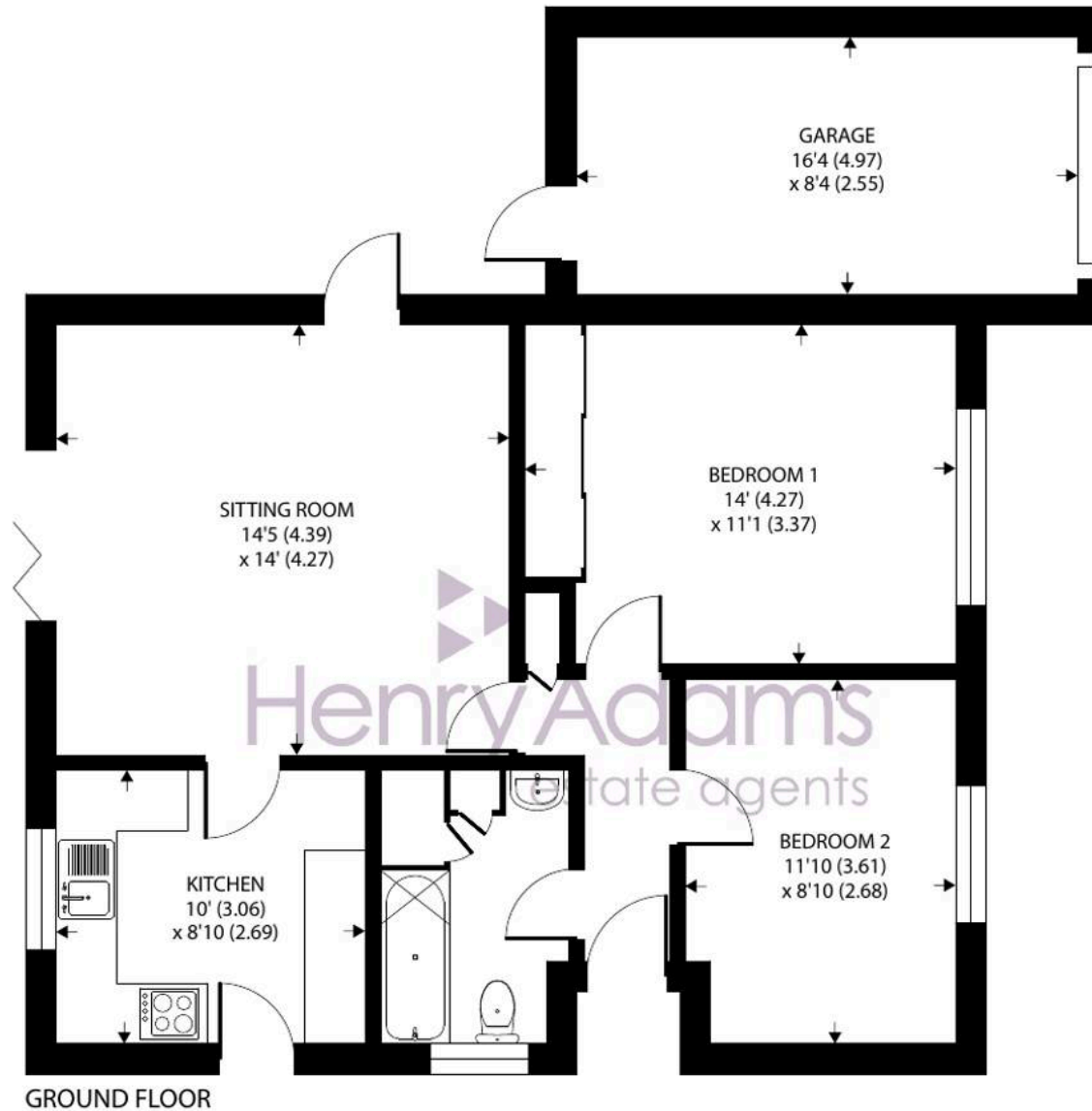
- Link-Detached Bungalow in Quiet Cul-de-Sac
- Side Entrance Hall
- Generous Sitting Room with Bi-Fold Doors
- Fitted Kitchen with Side Access Door
- Principal Bedroom with Fully Fitted Wardrobes
- Second Double Bedroom
- Freshly Decorated and Carpeted
- Attractively Landscaped Gardens
- Garage and Driveway
- Offered with No Forward Chain

Nestled within a peaceful cul-de-sac, this attractive two bedroom link-detached bungalow offers an excellent opportunity for those seeking a comfortable single-level home in a quiet residential setting. The property has been freshly decorated and carpeted throughout, creating a bright and welcoming atmosphere.

Upon entering via the side entrance hall, you are greeted by a generous dual aspect sitting room, which features stylish bi-fold doors opening directly onto the patio and rear garden (perfect for indoor-outdoor living or entertaining guests). The fitted kitchen provides ample storage and workspace, as well as an integral oven and electric hob, with a convenient side access door to the exterior. The principal bedroom benefits from fully fitted wardrobes, while the second bedroom is also a well-proportioned double, offering flexibility for guests, family, or a home office. Additional features include a recently replaced boiler, ensuring efficient heating, and the comfort of knowing the property is offered with no forward chain, facilitating a straightforward purchase.







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Approximate Area = 670 sq ft / 62.2 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 806 sq ft / 74.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026.  
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The outside space is a true highlight, with attractively landscaped gardens to both the front and rear, providing a tranquil setting for relaxation or gardening enthusiasts. The rear garden enjoys a private aspect and is mainly laid to lawn, complemented by well-stocked borders and a spacious patio area accessed via the bi-fold doors from the sitting room (ideal for alfresco dining in warmer months). To the front, the property benefits from a private driveway leading to a detached garage, offering ample parking and secure storage. Side access allows easy movement between the front and rear gardens. The overall plot is thoughtfully designed to maximise both privacy and usability, making this bungalow an appealing choice for downsizers, couples, or anyone seeking a low-maintenance outdoor space in a desirable location.

Viewing is highly recommended to fully appreciate the quality of accommodation and the delightful gardens this property has to offer.

The property is located in a residential area to the outskirts of Bognor Regis and benefits from local shops to be found at Bersted where bus services pass nearby giving access to the town centre of Bognor Regis and the city of Chichester.

What3Words ///sums.shiny.slim

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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