



Clarkes

Service you deserve. People you trust.

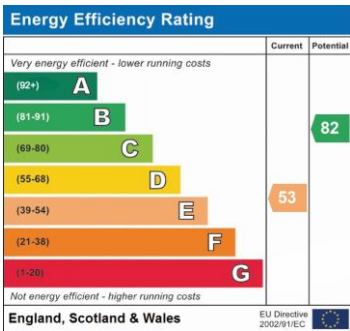
Asking Price
£375,000
Freehold

57 Wroxham Way, Felpham, PO22 8ES



Book a Viewing

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



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.

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

01243 861344



What the agent says... “,, Material Information:

Clarkes are proud to present to the market a 3-bedroom detached bungalow in Felpham with the added benefit of being chain free and in excellent decorative order throughout.

The accommodation comprises of an entrance porch, entrance lobby, lounge/diner, kitchen/breakfast room, inner hall, master bedroom, two further bedrooms, shower room, separate WC and garage.

Externally there is an easy to maintain front garden, driveway for several cars, adjacent garage and side access to the rear of the property. The rear garden has a large patio, lawned area and access door to the rear of the garage.

Located in a popular residential area with amenities close by, viewings are highly recommended.

Council Tax: Arun District Council Band D
Property Type: Purpose Built Detached Bungalow
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Fired Central Heating
Parking: Garage & Off-Road Parking

On 05/09/2024 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up | |
|-----------|--------------|-----------|----------|--------|
| Standard | ✓ | 8 mbps | 0.8 mbps | |
| Superfast | ✓ | 77 mbps | 20 mbps | |
| Ultrafast | ✓ | 1000 mbps | 220 mbps | |
| Mobile | Indoor | | Outdoor | |
| | Voice | Data | Voice | Data |
| EE | Limited | Limited | Likely | Likely |
| Three | Limited | Limited | Likely | Likely |
| O2 | Likely | Limited | Likely | Likely |
| Vodafone | Limited | Limited | Likely | Likely |

Anti Money Laundering checks at **£30 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- **Detached Bungalow**
- **Three Bedrooms**
- **Chain Free**
- **Modern Kitchen**
- **Garage & Driveway**



Accommodation

Entrance Porch

Entrance Lobby - 1.66m x 1.27m (5'5" x 4'2")

Lounge/Diner - 5.73m x 4.27m (18'9" x 14'0")

Kitchen/Breakfast Room - 5.28m x 2.34m (17'3" x 7'8")

Bedroom 1 - 4.56m x 3.19m (14'11" x 10'5")

Bedroom 2 - 3.63m x 3.45m (11'10" x 11'3")

Bedroom 3 - 3.18m x 2.02m (10'5" x 6'7")

Shower Room - 1.57m x 1.67m (5'1" x 5'5")

WC - 1.67m x 0.74m (5'5" x 2'5")

Garage - 4.92m x 2.28m (16'1" x 7'5")

