



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
**£395,000**  
**Freehold**

**Wroxham Way, Felpham, PO22 8ES**



**Book a Viewing**

**01243 861344**  
**Sales@ClarkesEstates.co.uk**  
**27 Sudley Road, Bognor Regis, PO21 1EW**  
**<http://www.clarkesestates.co.uk>**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	<b>A</b>		
(61-81)	<b>B</b>		82
(49-60)	<b>C</b>		
(35-48)	<b>D</b>		
(29-34)	<b>E</b>		
(21-28)	<b>F</b>	53	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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**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.

*Service you deserve. People you trust.*

**01243 861344**



- **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")

Council Tax: D



## What the agent says... “,”

Clarks Estates 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, 2 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.

