





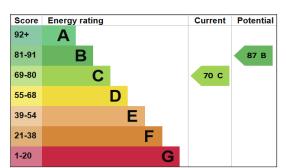






**Book a Viewing** 

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





















# Clarkes Estate Agents & Lettings Agents

Offers over £325,000 **Freehold** 

## 67 Wroxham Way, Bognor Regis, PO22 8ES







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01243 861344



### What the agent says... " Material Information:

Clarkes are delighted to present to the market this deceptively spacious, two bed detached bungalow.

The property is situated in this highly desirable area of Felpham, close to the village centre, excellent local schools and the golf course. Wroxham Way itself is ideally located on the 67 bus route and around a mile to the seafront promenade and Arun Leisure Centre.

The accommodation is well positioned, commanding a large corner plot with the front garden, mainly laid to lawn and a low-maintenance, secluded garden to the rear. The property also provides a garage which has easy access from the garden and parking for two vehicles to the front.

Internally, there is an entrance porch and hallway, light and airy dual aspect living room, fitted kitchen with a range of modern white units and a fully tiled shower room with white suite. The main double bedroom has a large built-in wardrobe and there is a second double bedroom with patio doors leading onto the conservatory, which overlooks the rear garden.

The property is offered for sale with no onward chain and viewings are highly recommended to appreciate all that the property has to offer.

Council Tax: D

Property Type: Purpose built Bungalow

Property Construction: Standard Electricity Supply: Mains

Water Supply: Mains Sewerage: Mains Heating: Gas Central Parking: Garage Restrictions: none

On 10/06/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	8mbps	0.9mbps	
Superfast	✓	80mbps	20mbps	
Ultrafast	✓	1800mbps	220mbps	
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.

- Close to Village centre
- Large corner plot
- Secluded garden
- Garage and parking
- No onward chain





#### Accommodation

**Porch** - 1.57m x 1.7m (5'2" x 5'7")

**Lounge** - 4.83m x 3.91m (15'10" x 12'10")

**Kitchen** - 2.87m x 2.39m (9'5" x 7'10")

**Bedroom 1** - 4.09m x 2.74m (13'5" x 9'0")

**Bedroom 2** - 3.68m x 3.15m (12'1" x 10'4")

**Conservatory** - 5.59m x 2.16m (18'4" x 7'1")

**Shower Room** - 2.87m x 1.57m (9'5" x 5'2")



