



Clarkes

Estate Agents & Lettings Agents

Offers over
£325,000
Freehold

67 Wroxham Way, Bognor Regis, PO22 8ES



Book a Viewing

01243 861344
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<http://www.clarkesestates.co.uk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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



- 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")

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.

