



Clarkes

Service you deserve. People you trust.

Asking Price
£515,000
Freehold

11 Castlereagh Green, Felpham, PO22 8HU



Book a Viewing

Call: 01243 861344

Email: Sales@ClarkesEstates.co.uk

27 Sudley Road, Bognor Regis, PO21 1EW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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.

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

01243 861344



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

Tucked away in a peaceful cul-de-sac in the highly sought after village of Felpham, this beautifully presented 3-bedroom detached bungalow offers the perfect blend of comfort, style, and practicality. Immaculately maintained throughout, the property is move-in ready and boasts a high standard of finish both inside and out.

Step inside to discover a spacious and light-filled interior, with a generous L-shaped living and dining area, modern kitchen, and three well-proportioned bedrooms, offering built-in storage. The layout is both functional and flexible, ideal for families, downsizers, or anyone seeking single level living with no compromise on space.

One of the standout features of this home is the stunning, landscaped garden — a true outdoor haven. Designed with relaxation and entertaining in mind, the garden includes multiple dining areas, stylish planting, and a private, tranquil atmosphere.

Additional benefits include a garage and private driveway, offering ample off-road parking and storage.

Early viewings are highly advised as we anticipate this property will not be available for long.

Council Tax: Arun District Council Band E
Property Type: Purpose Built Bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central
Broadband: ADSL
Parking: Garage and Driveway
Restrictions: None

On 01/07/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	9 mbps	0.9 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	N/A			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	None	None	Good	Good
Vodafone	Variable	Variable	Good	Good

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.

- In quiet cul-de-sac
- Immaculately presented
- Landscaped Gardens
- Outdoor dining space
- Garage and driveway



Accommodation

Hallway - 5.22m x 1.11m (17'1" x 3'7")

Living Room - 4.88m x 3.49m (16'0" x 11'5")

Dining Room - 2.71m x 3.52m (8'10" x 11'6")

Conservatory - 3.1m x 2.97m (10'2" x 9'8")

Bedroom 1 - 3.93m x 3.17m (12'10" x 10'4")

Bedroom 2 - 3.17m x 2.83m (10'4" x 9'3")

Bedroom 3 - 3.24m x 1.98m (10'7" x 6'5")

Kitchen - 2.55m x 3.19m (8'4" x 10'5")

Bathroom - 2.64m x 2.21m (8'7" x 7'3")

