



Asking Price  
£410,000  
Freehold

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6a Lindsey Court, Felpham, PO22 8JQ



Book a Viewing

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 57 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:

Nestled in a peaceful cul-de-sac close to the heart of Felpham village, this delightful double-fronted detached bungalow offers a rare combination of charm, versatility, and seclusion. Set in an idyllic location, the property enjoys a wonderful sense of privacy while remaining conveniently close to local amenities and transport links. The well-presented and versatile accommodation has been thoughtfully extended to include a converted garage, providing additional living space ideal for a home office, studio or guest area. Inside you'll find a welcoming entrance hall, spacious triple aspect living room, sunroom with wrap around garden views, kitchen/diner, separate utility room, 3 bedrooms, bathroom, separate WC. The property also benefits from off-road parking. Felpham village offers a friendly and vibrant community with a range of local shops and services including a butcher, deli, cafes, pubs, and restaurants—all just a short stroll away. The beach and golf course are nearby, and the A259 provides easy access along the coast to nearby towns and cities. Regular bus routes and local train stations offer excellent transport connections. This property combines peaceful living with everyday convenience—early viewing is highly recommended!

Council Tax: Arun District Council Band D  
Property Type: Purpose built bungalow  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Broadband: ADSL  
Parking: Off road  
Restrictions: None

On 23/10/2025 information from the Ofcom Website shows:

| Broadband | Availability | Max Down | Max Up   |      |
|-----------|--------------|----------|----------|------|
| Standard  | ✓            | 7 mbps   | 0.8 mbps |      |
| Superfast | ✓            | 63 mbps  | 19 mbps  |      |
| Ultrafast | X            |          |          |      |
| Mobile    | Indoor       |          | Outdoor  |      |
|           | Voice        | Data     | Voice    | Data |
| EE        | Limited      | Limited  | Good     | Good |
| Three     | Limited      | Limited  | Good     | Good |
| O2        | Limited      | Limited  | Good     | Good |
| Vodafone  | Limited      | Limited  | 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.

- **Detached bungalow**
- **Cul-de-sac location**
- **Kitchen/diner**
- **Sun room**
- **Off road parking**



## Accommodation

**Entrance Hall**  
**Living Room** - 6.49m x 3.36m (21'3" x 11'0") Triple Aspect  
**Sun Room** - 2.44m x 3.63m (8'0" x 11'10")  
**Kitchen/Diner** - 4.95m x 3.08m (16'2" x 10'1") plus recess  
**Utility Room** - 2.69m x 1.75m (8'9" x 5'8")  
**Bedroom 1** - 3.42m x 2.66m (11'2" x 8'8")  
**Bedroom 2** - 3.08m x 3.22m (10'1" x 10'6")  
**Bedroom 3** - 2.43m x 2.37m (7'11" x 7'9")  
**Bathroom** - 2.07m x 2.1m (6'9" x 6'10")  
**WC** - 1.72m x 0.87m (5'7" x 2'10")

