



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		
69-80	C		80 C
55-68	D	64 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.

Clarkes

Service you deserve. People you trust.

Asking Price

£300,000

Freehold

20 Normans Drive, Felpham, PO22 8LW



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

01243 861344



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

Nestled in one of Felpham's most sought-after residential areas, this spacious three-bedroom detached bungalow presents an exciting and chain-free opportunity for buyers seeking a full renovation project with incredible potential.

Tucked away in a quiet and private cul-de-sac, the property enjoys excellent kerb appeal, offering generous off-road parking as well as a garage to the front - ideal for families, hobbyists, or those needing extra storage.

Inside, the bungalow features three well-proportioned bedrooms, reception room, kitchen with scope for modernisation, bathroom plus a separate WC.

To the rear, a large garden provides the perfect blank canvas for landscaping. Whether you're a keen gardener, entertainer, or simply dreaming of outdoor tranquillity, the space lends itself to endless possibilities. This property is perfect for those looking to put their own stamp on a home in a highly desirable and peaceful location.

Early viewing is strongly recommended to appreciate the scope and setting on offer. A rare opportunity in a prestigious Felpham cul-de-sac - full of potential and ready for transformation.

Council Tax: Arun District Council Band D
Property Type: Detached Bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: None
Parking: Garage and Off-road parking
Restrictions: None

On 04/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	10 mbps	0.9 mbps	
Superfast	✓	35 mbps	7 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Variable	Variable	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 3 Bed detached bungalow
- Cul-de-Sac location
- Large rear garden
- Garage and off-road parking
- No forward chain



Accommodation

Living Room - 3.9m x 3.3m (12'9" x 10'9")

Conservatory - 2.55m x 5.52m (8'4" x 18'1")

Bedroom 1 - 2.76m x 3.08m (9'0" x 10'1")

Bedroom 2 - 2.98m x 3.45m (9'9" x 11'3")

Bedroom 3/Reception - 3.65m x 3.98m (11'11" x 13'0")

Bathroom - 1.85m x 1.89m (6'0" x 6'2")

Garage - 4.7m x 2.6m (15'5" x 8'6")

