



**Book a Viewing**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

**£375,000**

**Freehold**

**Wroxham Way, Felpham, Bognor Regis, PO22 8ES**



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**01243 861344**

**IMPORTANT NOTICE**  
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## What the agent says... “,,

This delightful two-bedroom bungalow is fantastically located on a commanding corner plot, in a quiet residential area in Felpham just 160m to the local golf course.

Wroxham Way is conveniently situated being on the 67 bus route and around a mile to the seafront promenade and Arun Leisure Centre. Also, within half a mile there is a convenience store and shopping precinct.

The accommodation comprises an entrance porch and hallway, lovely dual-aspect sitting room, fitted kitchen with a range of modern white units and a fully tiled shower room with white suite and Quadrant shower cubicle. The main double bedroom has a large built-in wardrobe and there is a second double bedroom with patio doors leading on to the conservatory which overlooks the rear garden.

Externally, the front garden is laid to lawn with a few flower planters for relatively easy maintenance. The secluded rear garden is enclosed by a brick wall to two sides and a fence with concrete posts to the other. A

variety of mature shrubs and flowers along the borders provide a splash of colour and there is a lawn, decking and patio areas (the summer house pictured is not remaining). The garage has pedestrian access from the garden and there is space for two off street spaces in front.

Overall, this is a well-positioned bungalow, presented in good order making it an easy move for an incoming purchaser. Viewings are recommended.



- **Detached Bungalow**
- **Two Double Bedrooms**
- **Modern Kitchen**
- **Conservatory**
- **Garage & Off Road Parking**
- **Vacant Possession**



## Accommodation

Porch: 5' 2" x 5' 7" (1.59m x 1.71m)

Lounge: 15' 10" x 12' 10" (4.85m x 3.92m)

Kitchen: 9' 5" x 7' 10" (2.89m x 2.41m)

Bedroom 1: 13' 5" x 9' 0" (4.09m x 2.76m)

Bedroom 2: 12' 1" x 10' 4" (3.69m x 3.17m)

Conservatory: 18' 4" x 7' 1" (5.61m x 2.16m)

Shower Room: 9' 5" x 5' 2" (2.89m x 1.58m)

Council Tax: D

