



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
£500,000  
Freehold

16 Golf Links Road, Felpham, Bognor Regis, PO22 8EU



Book a Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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.



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01243 861344



- **Detached Bungalow**
- **Views Across Golf Course**
- **Open Plan Living/Dining Room**
- **3 Bedrooms, 2 Bathrooms**
- **Garage & Off Road Parking**
- **No Forward Chain**



## Accommodation

Porch: 1.37m x 1.03m (4'5" x 3'4")

Entrance Hall: 1.52m x 1.37m (4'11" x 4'5")

Living and Dining Room: 6.55m max x 6.54m max (21'5" x 21'5")

Kitchen: 3.45m x 3.19m (11'3" x 10'5")

Bathroom 1: 2.46m max x 2.41m max (8'0" x 7'10")

Bedroom 2: 3.88m x 2.77m (12'8" x 9'1")

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Bathroom 2: 2.6m x 2.01m (8'6" x 6'7")

Bedroom 3 / Sitting Room: 4.88m x 2.68m (16'0" x 8'9")

Garage: 5.76m x 2.55m (18'10" x 8'4")

Council Tax Band: E



## What the agent says... “,”

Located directly on the golf course with beautiful views from the rear across Hole No. 1, is this delightful 3 bedroom detached bungalow which is offered for sale with no forward chain.

Beautifully presented, the accommodation comprises porch, entrance hall, large open plan living and dining room, modern kitchen, main bedroom, two further double bedrooms, two bathrooms and a garage. The property has double glazing, gas central heating and stylish decor.

Externally, there is off road parking to the front and a medium size rear garden with just a low wall separating the golf course and its wonderful vista.

Garden views like this are rarely available and viewings are strongly recommended!

