



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£475,000
Freehold

12 Golf Links Road, Felpham, PO22 8EU



Book a Viewing

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

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



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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.

Service you deserve. People you trust.

01243 861344



- 3 Bedrooms
- Immaculate Condition
- Spacious Living Accommodation
- Views Over Golf Course
- Modern Shower Room
- Granite Worktops To Kitchen



Accommodation

Living Room Area - 6.55m x 3.35m (21'6" x 11'0")

Dining Room Area - 3.28m x 3.05m (10'9" x 10'0")

Kitchen - 3.45m x 3.05m (11'4" x 10'0")

Bedroom One - 3.81m x 3.05m (12'6" x 10'0")

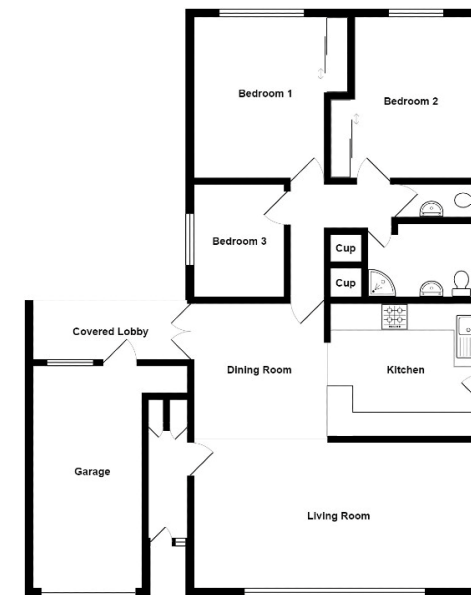
Bedroom Two - 3.86m x 2.74m (12'8" x 9'0")

Bedroom Three - 2.59m x 2.06m (8'6" x 6'9")

Shower Room / WC

Separate Cloakroom

Garage - 5.11m x 2.49m (16'9" x 8'2")



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

Presented in immaculate condition both internally and externally, this 3 bedroom link detached bungalow is located in a quiet cul-de-sac in Felpham with delightful vistas over the golf course to the rear.

There are many benefits including; gas fired central heating plus underfloor heating in the kitchen and bathroom, wood block flooring to all the main rooms, granite worktops in the kitchen, landscaped gardens with private access to Bognor Golf Club.

Accommodation briefly comprises; entrance hall, living room area, dining room area, kitchen, inner hallway, three bedrooms, shower room and WC, separate WC, garage and a covered seating area.

Council Tax: E
Property Type: Link Detached Bungalow
Property Construction: Standard
Electricity: Mains
Water & Drainage Supply: Mains
Heating: Gas Central Heating
Broadband Type: As of the 15th July 2024 the Ofcom website predicts that standard, superfast and ultrafast broadband services are available in the area.
Mobile Signal/Coverage: As of the 15th July 2024 Ofcom Mobile Checker states that mobile coverage from EE, Three, O2 and Vodafone is likely.
Parking: Off Street Parking on Driveway

