



# Clarkes

Estate Agents & Lettings Agents

Asking Price

£350,000

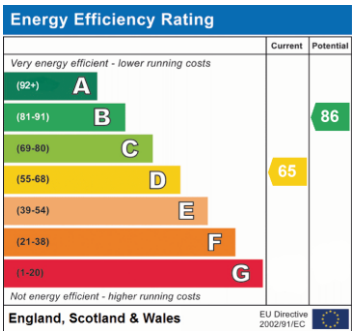
Freehold

7 Gorse Avenue, Felpham, Bognor Regis, PO22 6AY



Book a Viewing

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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.

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

Located on the sought after Hurstwood (a private) estate in Felpham and with easy access to the main A259 and the new Bognor bypass, is this delightful two-bedroom semi-detached bungalow.

The accommodation comprises entrance hall, lounge at the rear overlooking the garden, a kitchen fitted with modern units and oven & hob, two double bedrooms, and a white suite bathroom (with a cream bath panel). Internally, the property is well presented and of course has double glazing and gas central heating. There is even a parquet floor in the second bedroom.

Outside, there is off road parking to the front for two vehicles on the drive, and a block path with mature shrubs. The rear garden is appx 60m by 20m, is surrounded by tall fencing and is laid out in an easy-maintenance manner. A large patio gives way to significant areas of garden that are laid out with plant pots. (The seller is a disabled person, and the garden is configured this way to enable the seller to more easily maintain it).

Viewings are recommended.

**Council Tax:** Arun District Council - Band C  
**Property Type:** Purpose Built  
**Property Construction:** Standard  
**Electricity, Water, Drainage Supply:** Mains  
**Heating:** Gas  
**Parking:** Driveway

On 25/02/2025 information from the Ofcom Website shows:

Broadband	Availability		Max Down	Max Up
Standard	✓		10 mbps	0.9 mbps
Superfast	✓		80 mbps	20 mbps
Ultrafast	✓		1800 mbps	220 mbps
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarks Website for further details.

- Semi-Detached Bungalow
- Private Estate Location
- Versatile Accommodation
- Two Double Bedrooms
- Fitted Kitchen
- Driveway



## Accommodation

Entrance Hall

Living Room - 3.83m x 3.14m (12'6" x 10'3")

Bedroom 1 - 3.8m x 3.09m (12'5" x 10'1")

Bedroom 2 - 3.51m x 3.09m (11'6" x 10'1")

Kitchen - 2.53m x 3.13m (8'3" x 10'3")

Bathroom - 2.1m x 2m (6'10" x 6'6")

