



Book a Viewing

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	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

Estate Agents & Lettings Agents

Offers Over
 £345,000
 Freehold

18 Uppark Way, Flansham Park, Felpham, PO22 6QQ



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01243 861344



What the agent says... “,,

Tucked away in a peaceful and highly sought-after corner of Flansham Park, Felpham, this delightful three-bedroom detached bungalow offers an exceptional blend of space, privacy, and comfort. Set on a surprisingly generous plot, the property enjoys a secluded position that creates a true sense of tranquillity, while still being within easy reach of local amenities, schools, and transport links. Upon entering, you're welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the home. The accommodation features three well-proportioned double bedrooms, a wet room, and a convenient separate cloakroom. The heart of the home is the impressive open plan living and dining area, offering a bright and versatile space ideal for both relaxing and entertaining. From here, doors open directly onto the enclosed, south-facing rear garden, where you can enjoy a sunny, private retreat throughout the year. The modern fitted kitchen is appointed with integrated appliances, including a washing machine, dishwasher, and fridge freezer, and provides side access to the exterior of the property. Outside, the property continues to impress with its detached garage. The rear garden is both private and well-enclosed, featuring an outbuilding with power and lighting, perfect as a workshop, studio, or potential home office. This charming bungalow offers an enviable combination of space, seclusion, and modern convenience - a rare find in such a desirable location.

Material Information:

Council Tax: Arun District Council Band D
Property Type: Purpose Built Bungalow
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL
Parking: Garage
Restrictions: None

On 06/11/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	9 mbps	0.9 mbps	
Superfast	✓	71 mbps	18 mbps	
Ultrafast	✓	1000 mbps	1000 mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Variable	Variable	Good	Good
O2	Unlikely	Unlikely	Good	Good
Vodafone	Unlikely	Unlikely	Good	Good

Anti Money Laundering checks at **£30 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
- Set on generous plot
- Open Plan living/dining
- Modern fitted kitchen
- Garden workshop/office
- Sought after location



Accommodation

- Lounge Diner** - 5.22m x 4.07m (17'1" x 13'4")
- Bedroom 1** - 3.52m x 3.01m (11'6" x 9'10")
- Bedroom 2** - 3.59m x 3.02m (11'9" x 9'10")
- Bedroom 3** - 3.39m x 2.23m (11'1" x 7'3")
- Kitchen** - 4.49m x 2.26m (14'8" x 7'4")
- Wet Room** - 2.5m x 2.03m (8'2" x 6'7")

