

Asking Price
£410,000
Freehold

Clarkes

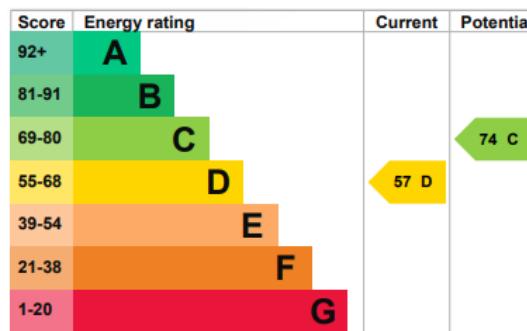
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Book a Viewing

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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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01243 861344



What the agent says... “,,

Nestled in a peaceful cul-de-sac close to the heart of Felpham village, this delightful double-fronted detached bungalow offers a rare combination of charm, versatility, and seclusion. Set in an idyllic location, the property enjoys a wonderful sense of privacy while remaining conveniently close to local amenities and transport links.

The well-presented and versatile accommodation has been thoughtfully extended to include a converted garage, providing additional living space ideal for a home office, studio or guest area. Inside you'll find a welcoming entrance hall, spacious triple aspect living room, sunroom with wrap around garden views, kitchen/diner, separate utility room, 3 bedrooms, bathroom, separate WC. The property also benefits from off-road parking.

Felpham village offers a friendly and vibrant community with a range of local shops and services including a butcher, deli, cafes, pubs, and restaurants—all just a short stroll away. The beach and golf course are nearby, and the A259 provides easy access along the coast to nearby towns and cities. Regular bus routes and local train stations offer excellent transport connections.

This property combines peaceful living with everyday convenience—early viewing is highly recommended!

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: Off road
Restrictions: None

On 23/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	7 mbps	0.8 mbps	
Superfast	✓	63 mbps	19 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Good	Good
Three	Limited	Limited	Good	Good
O2	Limited	Limited	Good	Good
Vodafone	Limited	Limited	Good	Good

Anti Money Laundering checks at **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- Detached bungalow
- Cul-de-sac location
- Kitchen/diner
- Sun room
- Off road parking



Accommodation

Entrance Hall

Living Room - 6.49m x 3.36m (21'3" x 11'0") Triple Aspect

Sun Room - 2.44m x 3.63m (8'0" x 11'10")

Kitchen/Diner - 4.95m x 3.08m (16'2" x 10'1") plus recess

Utility Room - 2.69m x 1.75m (8'9" x 5'8")

Bedroom 1 - 3.42m x 2.66m (11'2" x 8'8")

Bedroom 2 - 3.08m x 3.22m (10'1" x 10'6")

Bedroom 3 - 3.43m x 2.37m (11'1" x 7'9")

Bathroom - 2.07m x 2.1m (6'9" x 6'10")

WC - 1.72m x 0.87m (5'7" x 2'10")

WE WILL NOT GO ON (2012)

