



40 Wroxham Way | Felpham | Bognor Regis | West Sussex | PO22 8ER

Price **£385,000** | Freehold

4
JUST BUNGALOWS

40 Wroxham Way

Felpham | Bognor Regis | West Sussex | PO22 8ER

- **Detached 2 - 3 Bedroom Bungalow**
- **Popular Location Close To Golf Course & Downview School**
- **Versatile Accommodation with Scope/Potential For Improvements**
- **Double Glazing & Gas Heating (Radiators)**
- **On-Site Parking & Garage at the Rear**
- **NO ONWARD CHAIN**
- **1,087.2 Sq Ft / 101.0 Sq M**

Situated in a popular location, close to the Golf Course and Downview Primary School, this detached single storey residence is offered for sale with no onward chain and offers scope/potential for improvements. The highly versatile accommodation comprises entrance vestibule, living room, kitchen/breakfast room, dining room/bedroom 3, inner hallway, two good size double bedrooms at the rear, a pitched roof double glazed conservatory and modern generous shower room. The property also offers double glazing, a gas heating system via radiators, on-site parking, a fully enclosed established rear garden and garage at the rear.

A double glazed front door positioned at the side of the property leads into a generous entrance vestibule with window to the front, natural light window into the kitchen/breakfast room and exposed wood-block flooring. A glazed casement style door leads from the vestibule into the main living room which has a bay style window to the front, three high level windows to the side, a stone media plinth, part wood panelled walls and fitted carpet. Glazed doors lead from the living room to the dining room and inner hall, while a doorway leads through to the adjoining kitchen/breakfast room.

The kitchen/breakfast room has two windows and double glazed door to the side, along with a range of fitted units and work-surfaces, an inset single drainer sink unit with mixer tap, integrated five burner gas hob with concealed hood over, eye level oven with microwave over, space and plumbing for a washing machine, wall mounted gas boiler and cupboard housing the fuse box and meters, along with tiled flooring, space for a fridge/freezer and space for a breakfast table and chairs.

The dining room has a window to the side and natural light window to the inner hall and lends itself to a variety of uses. The inner hall has exposed herringbone parquet flooring, a double fronted airing cupboard housing the hot water cylinder and slatted shelving, an access hatch to the loft space with fitted ladder, a natural light window to the shower room and doors to the two double bedrooms and shower room. Bedroom 1 has exposed herringbone parquet flooring and a window and double glazed door to the rear leading into the double glazed conservatory, which in-turn provides access into the garden via a double glazed door to the side. Bedroom 2 has a window to the rear and fitted carpet.

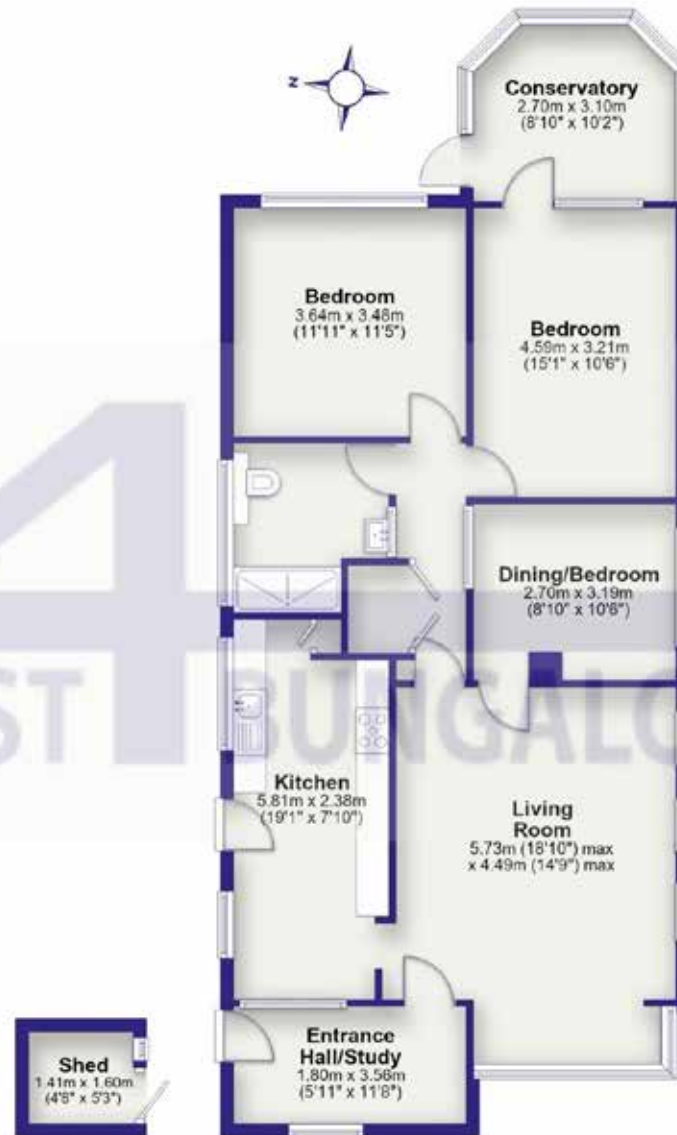
The shower room has been updated in recent years with a white suite of walk-in shower enclosure with shower and glazed shower screen, wash basin with storage under, enclosed cistern wc with storage, tiled walls and flooring, a ladder style heated towel rail, extractor and window to the side.

Externally, there is an open plan frontage with a block paved driveway providing on-site parking. A gate at the side of the property leads into a generous side area laid to hard-stand housing a pitched roof brick storage shed. The rear garden itself has a covered sitting area adjacent to the conservatory, a shaped lawn with pathway and shaped beds leading to the rear, where there is a personal door to the garage which is accessed via Walsham Close

Ref: SM385 - 09/26



Ground Floor
Main area: approx. 101.0 sq. metres (1087.2 sq. feet)
Plus outbuildings, approx. 2.3 sq. metres (24.4 sq. feet)



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Current EPC Rating: C (69)

Council Tax: Band D £2,432.61 p.a
(Arun District Council / Felpham 2026 - 2027)



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.