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Wroxham Way, Bognor Regis
Guide Price £400,000



Welcome to this beautifully presented two-bedroom detached bungalow, offering spacious and versatile accommodation extending to approximately 1,239 sq. ft., situated in a quiet and highly sought-after residential location.

A welcoming entrance hall leads to all principal rooms, creating a practical and well-balanced layout. The generous 16ft sitting room is bright and inviting, providing the perfect space for relaxing or entertaining.

The well-appointed kitchen offers ample worktop and storage space and is complemented by a separate dining room, ideal for family meals or hosting guests. From here, the conservatory overlooks the rear garden, providing an additional reception area to enjoy throughout the year.

The property boasts two spacious double bedrooms, with the impressive principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. The second double bedroom also includes built-in storage and is served by a stylish family bathroom.

Outside, the bungalow enjoys well-maintained gardens, ample driveway parking and a detached garage.

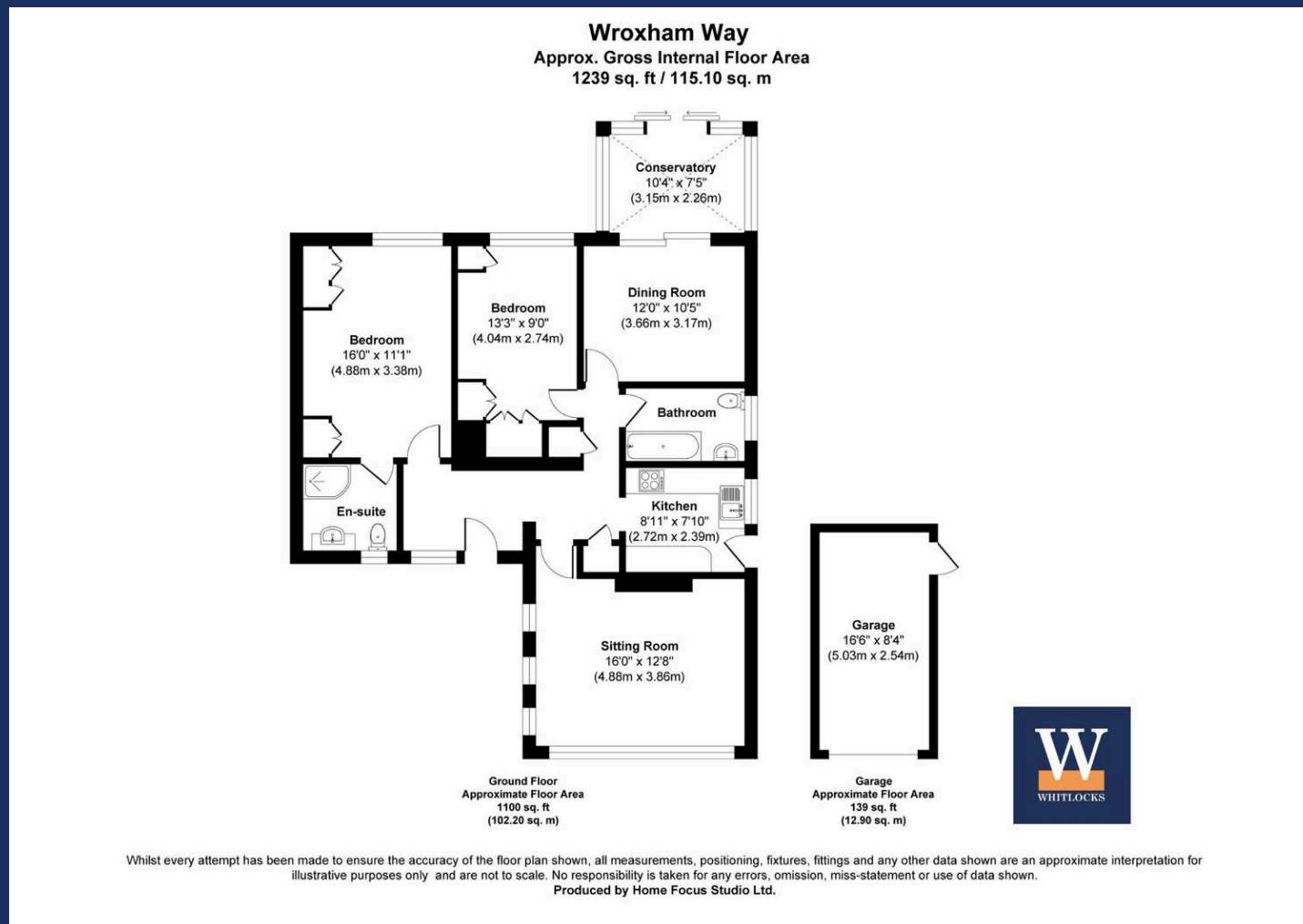
Further benefits include gas central heating, double glazing and a thoughtfully designed single-storey layout, making it ideal for downsizers, retirees or anyone seeking comfortable, accessible living.

Conveniently located close to local amenities, transport links and everyday conveniences, this superb bungalow combines generous living space with a desirable location. A viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post Offices, Butchers, sought after Schools, Convenience Stores, a Golf Club, Pubs, Restaurants, a Sports Centre, Playing Fields and many more. The Village is within a short stroll to the Beach, where you will find the famous Lobster Pot Restaurant, Beachcroft Hotel and Yacht Club. The Promenade is a lovely place to walk with stunning coastal views which takes you towards Bognor Regis Town leading to Aldwick. Felpham is also within easy access to Chichester and Littlehampton.

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Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • sales@whitlocksestateagents.co.uk • whitlocksestateagents.co.uk/

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D