



44 Wroxham Way, Felpham

Guide Price £330,000

44 Wroxham Way

- Link Detached Bungalow
- No Onward Chain
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Generous Garden
- Driveway & Garage
- 1,042 Sq Ft Accommodation

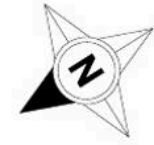
This charming three bedroom link-detached bungalow is now on the market, with no onward chain, located to the north of Felpham village. It presents an excellent opportunity for those considering downsizing.

Upon entering the property, you will find an inner hall that leads into the spacious sitting/dining room. The layout has been modified, converting one of the bedrooms into a dining room which is open to the sitting room. However, if needed, this space can easily be reverted back to a bedroom. The kitchen is adjacent to the sitting room, featuring ample cupboard space, a breakfast bar, and access out to the side passage. Moving further through the property, you will discover two more double bedrooms, each equipped with fitted wardrobes and overlooking the rear garden. The accommodation is completed with a family bathroom.

Externally, the property offers a driveway with ample off-road parking that leads to an attached single garage. The rear garden, mostly lawned and generously sized, provides a high level of privacy. Additionally, there is a paved patio area and two timber sheds for storage.







Wroxham Way, Bognor Regis

Approximate Area = 879 sq ft / 81.6 sq m

Garage = 129 sq ft / 12 sq m

Outbuilding = 34 sq ft / 3.2 sq m

Total = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025.
Produced for Henry Adams. REF: 1330139

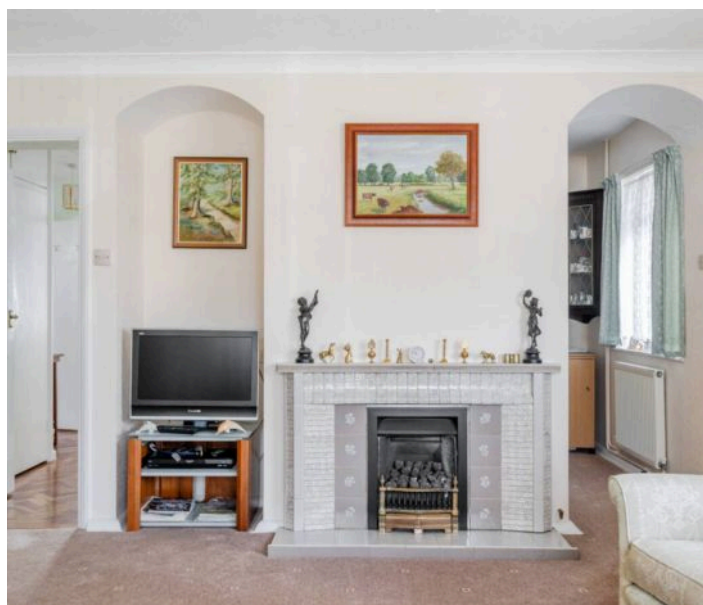
The property is located just a short distance to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

What3Words [///tonic.wallet.export](https://www.what3words.com/tonic.wallet.export)

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.