



32 Wroxham Way, Felpham

Guide Price £455,000

 **Henry Adams**
estate agents

32 Wroxham Way

- Link-Detached Bungalow
- Popular Residential Area
- Immaculately Presented
- 1,177 Sq Ft in Total
- 3 Bedrooms
- Extended Sitting-Dining Room
- Refitted Kitchen & Bathroom
- Utility & Rear Lobby
- Private Garden
- Driveway & Garage

This immaculate three bedroom link-detached bungalow has been superbly updated and extended to an exceptional standard, creating a stylish and contemporary home perfectly suited to modern living.

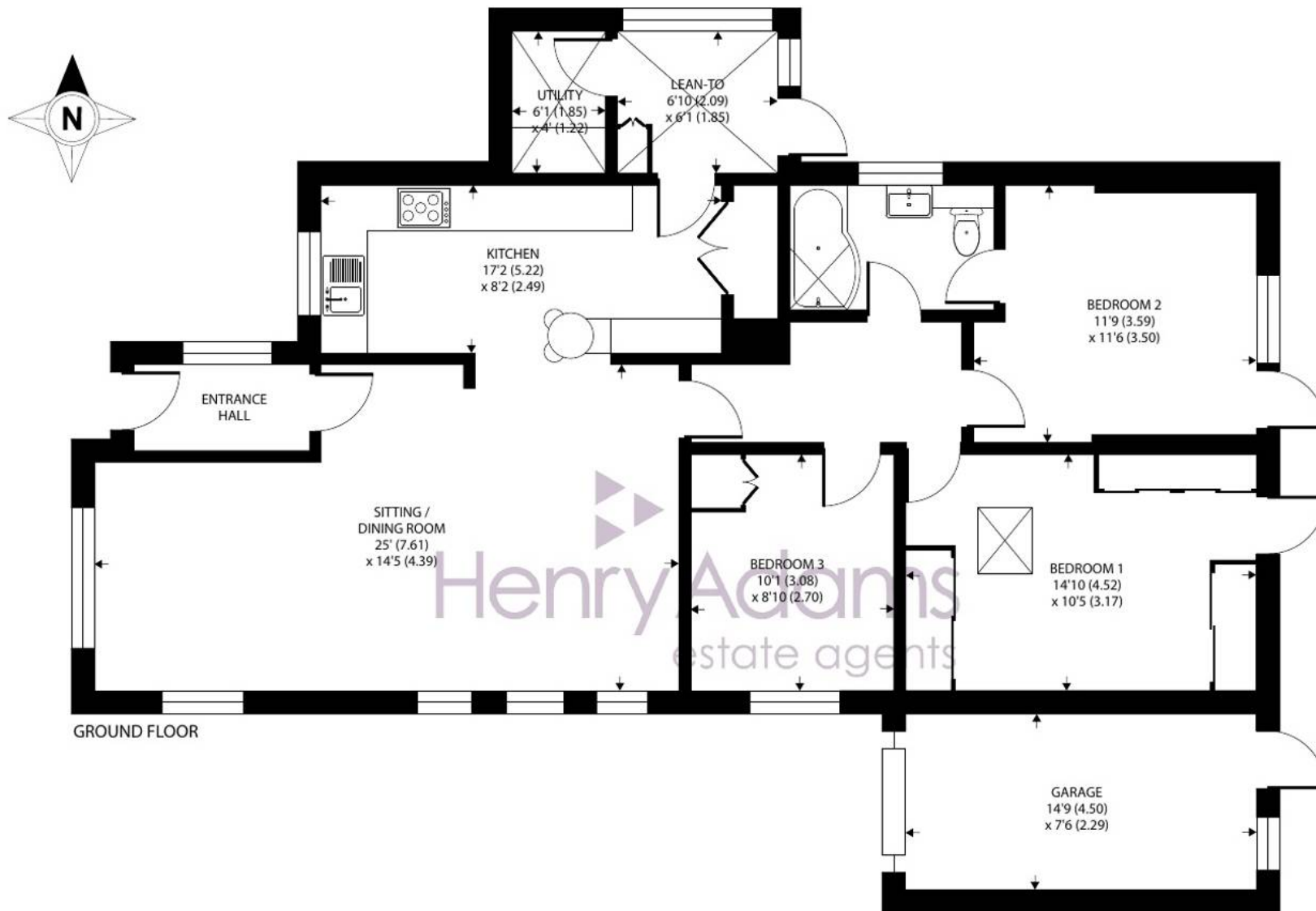
The accommodation has been extended to the front to create a useful entrance hall and spacious sitting/dining room, providing plenty of room for both everyday living and entertaining. The stylish kitchen is fitted with a quality range of modern units, offering excellent storage and workspace, together with space for an American style fridge/freezer. Being partly open plan to the sitting room, the layout feels bright and welcoming making it ideal for socialising and family life. A door from the kitchen leads to a useful utility area with access to the garden.

There are three well-proportioned double bedrooms, with both the principal bedroom and bedroom two enjoying direct access to the rear garden through glazed doors. A stylish contemporary bathroom, which also includes a shower, serves the bedrooms and completes the accommodation.









Wroxham Way, Felpham, Bognor Regis

Approximate Area = 1066 sq ft / 99 sq m (excludes lean-to)

Garage = 111 sq ft / 10.3 sq m

Total = 1177 sq ft / 109.3 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). © n1checom 2026. Produced for Henry Adams. REF: 1476717

Outside, the property offers an open plan front garden with long driveway leading to the attached single garage at the side. The rear garden is mainly laid to lawn with established beds, an area of patio and provides a high level of privacy. There is also a rear door into the garage.

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.

What 3 Words [///kinks.pint.certified](#)

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.