



Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of
£485,000
Freehold

4 Shirleys Gardens, Felpham, Bognor Regis, PO22 8LS



Book a Viewing

01243 861344
Sales@ClarkesEstates.co.uk
27 Sudley Road, Bognor Regis, PO21 1EW
<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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.

Service you deserve. People you trust.

01243 861344



- **Detached Chalet Style Home**
- **Three Bedrooms**
- **Refitted Kitchen & Bathroom**
- **Conservatory**
- **Driveway & Integral Garage**
- **Quiet Cul-de-Sac Location**



Accommodation

- Porch
- Entrance Hall
- Living Room - 6.15m x 3.35m (20'2" x 10'11")
- Conservatory - 3.78m x 3.18m (12'4" x 10'5")
- Kitchen - 5.28m x 2.44m (17'3" x 8'0")
- Downstairs WC
- Bedroom 1 - 5.46m x 3.35m (17'10" x 10'11")
- Bedroom 2 - 3.35m x 2.67m (10'11" x 8'9")
- Bedroom 3 - 3.33m x 2.67m (10'11" x 8'9")
- Bathroom
- Integral Garage - 5.31m x 3.33m (17'5" x 10'11")

What the agent says... “,, Material Information:

A beautifully presented high quality detached chalet style house nestled in a quiet cul-de-sac and just a short stroll into Felpham village and the seafront.

This delightful home benefits from a refitted quality kitchen with built-in appliances, 20-foot triple aspect living room, downstairs WC, conservatory, 3 bedrooms and a new bathroom (completed in 2024). Other benefits include double glazing, gas fired central heating, new boiler in 2021, ample parking and an integral garage. The south facing garden is well maintained with a good deal of seclusion, a patio area and timber shed.

The village of Felpham has a wealth of amenities including convenience stores, public houses, cafes and restaurants. Schools are close by as well as a Leisure Centre and Golf Club. Bus routes connect to Bognor Regis and other towns and cities along the coast.

Council Tax: Arun District Council Band E
 Property Type: Purpose Built
 Property Construction: Standard
 Electricity, Water, Drainage Supply: Mains
 Heating: Gas Fired Central Heating
 Parking: Garage & Driveway

On 05/11/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	5 mbps	0.7 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	✓	1000 mbps	220 mbps

Mobile	Indoor	Outdoor
	Voice	Voice
	Data	Data
EE	Limited	Likely
Three	Limited	Likely
O2	Limited	Likely
Vodafone	Limited	Likely



First Floor
 Total Area: 48.5 m² ... 522 ft²
 All measurements are approximate and for display purposes only



Ground Floor
 Total Area: 82.5 m² ... 888 ft²
 All measurements are approximate and for display purposes only
 Floorplans created by Clarke's Estates 01243 861344

