



27 Wansford Way, Bognor Regis

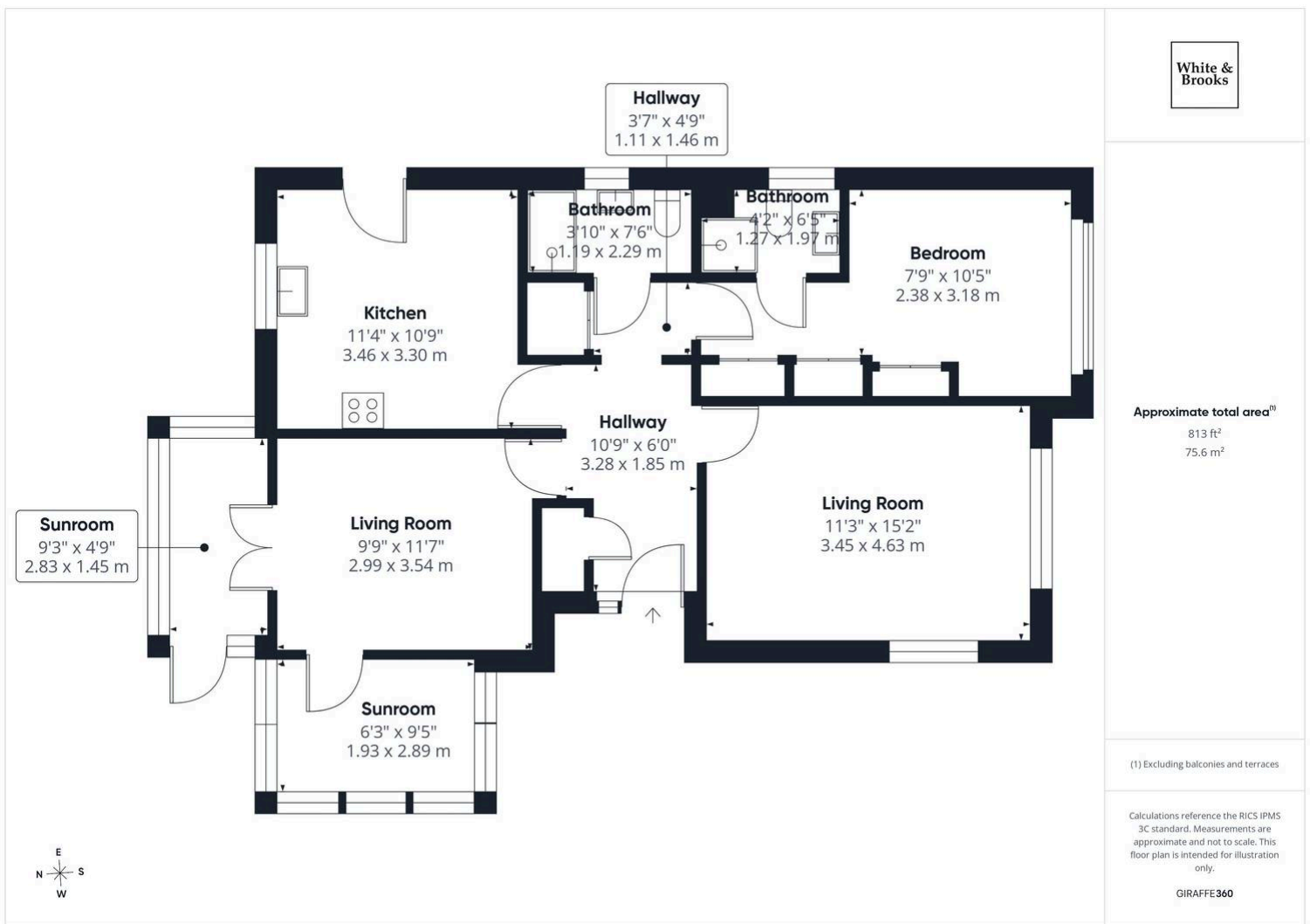
£425,000 Freehold

Detached Bungalow on Sought After Summerley Estate • 2 Bedrooms • 2 Bathrooms (One En Suite) • Kitchen • 2 Sun Rooms • Close to Beach



**White &
Brooks**

ESTATE AGENTS



Situated on the highly regarded private Summerley Estate in Felpham, within easy reach of the beach, this well-presented detached bungalow offers spacious and versatile accommodation, combining modern living with the convenience of single-storey living. The property is approached via a generous driveway providing ample off-road parking, complemented by a well-maintained front garden creating an attractive first impression.

Internally, the accommodation comprises a welcoming entrance hall with useful storage, leading to a bright and spacious living room featuring a fireplace and access to the rear garden. The modern fitted kitchen offers a range of units, integrated appliances and ample space for dining, while the adjoining conservatory provides a delightful additional reception area overlooking the garden.

The bungalow benefits from two bedrooms with a recently refitted en-suite shower room to the main bedroom, while the additional shower room is also modern and well-appointed. There are two sun rooms situated off the second bedroom

Outside, the property enjoys a private rear garden, thoughtfully landscaped with areas of lawn, mature shrubs, flower borders and a patio area ideal for outdoor dining and entertaining. A garden shed provides additional storage, and the detached nature of the bungalow offers a good degree of privacy and seclusion.

Offering a peaceful setting, generous accommodation and a desirable location close to Felpham beach and local amenities, this attractive bungalow is an ideal home for those seeking comfort, convenience and a relaxed coastal lifestyle.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £79 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.

Council Tax Band: D

Energy Efficiency Rating: D

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