



Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£450,000

Freehold

Red Barn Crescent, Felpham, Bognor Regis, PO22 8FB



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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.

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01243 861344



- **Detached 4 Bedroom House**
- **En-Suite to Principal Bedroom**
- **Generous Sitting Room**
- **Open Plan Kitchen/Diner**
- **Separate Utility Room**
- **Garage & Driveway Parking**



Accommodation

Ground Floor

Hallway:
 Sitting Room: 17' 10" x 10' 11" (5.44m x 3.33m)
 Kitchen / Dining Room: 19' 7" x 12' 2" (5.97m x 3.73m)
 Utility Room:
 Cloakroom:

First Floor

Bedroom 1: 13' 8" x 10' 7" (4.19m x 3.23m)
 Ensuite:
 Bedroom 2: 10' 11" x 10' 7" (3.33m x 3.25m)
 Bedroom 3: 8' 9" x 7' 4" (2.67m x 2.24m)
 Bedroom 4: 8' 5" x 7' 1" (2.57m x 2.16m)
 Family Bathroom:



What the agent says... “,”

This tastefully presented family home was built circa 2018 and is situated in the popular new development in Felpham. This modern estate benefits from a convenience store and several green spaces as well as access to nearby cycle paths. Felpham is a charming Village located directly to the east of Bognor Regis, within easy access to Chichester and Littlehampton. Further nearby facilities include shops, post offices, sought-after schools, a Golf Club, Pubs, Restaurants, a Sports Centre and the lovely Seafront promenade.

Externally the property has parking for a couple of vehicles to the side of the property, in front of the garage. The landscaped garden has a large decking area, covering the rear of the property and extending behind the garage with an artificial lawn providing a low-maintenance space.

This great family home has a bright and airy feel, and being just 4 years old (approximately) it is in excellent order. Viewings are highly recommended.

The accommodation comprises of an entrance hall with a downstairs cloakroom off. There is a generous kitchen with space for a dining table and French doors leading out to the rear gardens. The separate utility room also has side access and there is a large sitting room with an attractive bay window.

To the first floor there are four bedrooms off the spacious landing. The principal bedroom has an en-suite bathroom, whilst the others are served by a family bathroom.

