



# Clarkes

Estate Agents & Lettings Agents

Asking Price  
**£360,000**  
**Freehold**

**15 Westmorland Drive, Felpham, PO22 8LX**



**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+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			



**IMPORTANT NOTICE**  
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*Service you deserve. People you trust.*

**01243 861344**





- Semi-Detached House
- Three Bedrooms
- Lounge/Diner
- Garage & Parking
- Popular Felpham Location
- Chain Free



## Accommodation

Porch

Hall - 4.23m x 3.16m (13'10" x 10'4")

Lounge/Diner - 7.71m x 3.16m (25'3" x 10'4")

Kitchen - 3.17m x 2.29m (10'4" x 7'6")

Bedroom 1 - 4.33m x 3.05m (14'2" x 10'0")

Bedroom 2 - 2.68m x 2.68m (8'9" x 8'9")

Bedroom 3 - 3.35m x 1.99m (10'11" x 6'6")

Bathroom - 1.84m x 2.33m (6'0" x 7'7")

Council Tax Band: D

## What the agent says... “,”

A semi-detached house situated in a popular location in Felpham. The village with its amenities are close by, as are bus routes linking other towns and cities along the south coast including Chichester to Brighton.

The accommodation consists of a porch, entrance hall, lounge/diner with feature fireplace, kitchen, landing, 3 bedrooms and bathroom/WC.

The garden to the rear is west facing and has access to the side section and garage. There is off road parking to the front via a private drive and small lawn.

With just a short walk to both primary and secondary schools, the property would be ideal for a family with young children.

