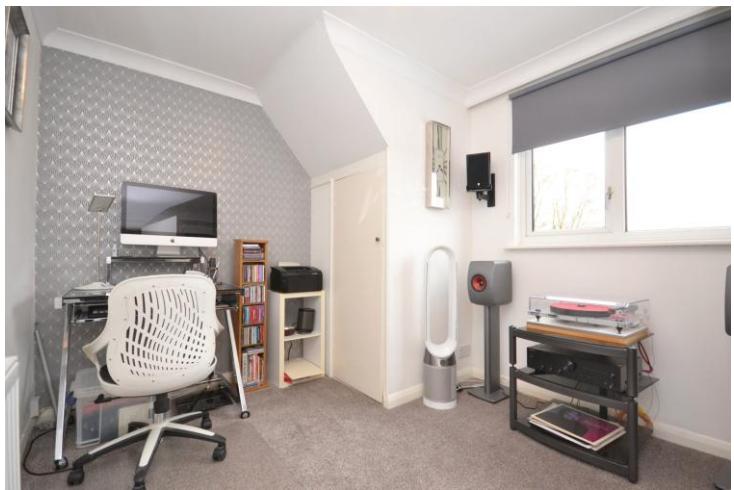


Asking Price  
£475,000  
Freehold

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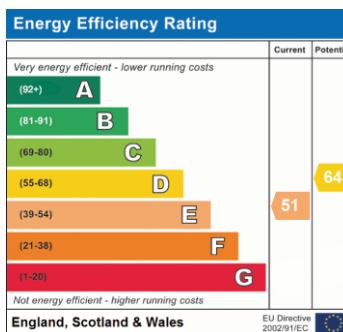


**Book a Viewing**

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01243 861344



What the agent says... “,,

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.

## Material Information:

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	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

**Anti Money Laundering** checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details

- 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")

