

Asking Price  
£425,000  
Freehold

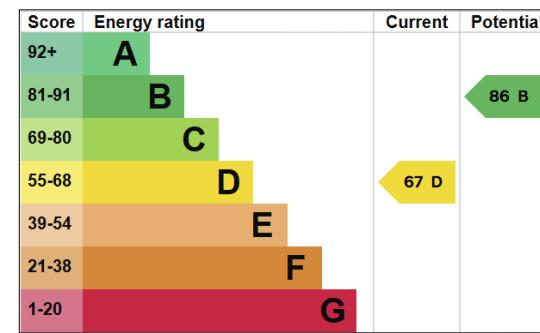
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Verona, Outram Road, PO22 7AL



### Book a Viewing

Call: 01243 861344  
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01243 861344



What the agent says... “,,

Located just 30 metres from the Felpham Promenade and with a beautiful sea view, is this extended and refurbished 3-bedroom cottage. The local village shops are approx. 500 metres walk.

The accommodation comprises of a lounge, large and very modern kitchen/diner with integral fridge freezer, hob, double oven, dishwasher, washing machine and even has pan drawers, upstairs; 2 bedrooms and modern bathroom to the first floor, and the second floor has been converted from a loft to create an ideal study/office or third bedroom with triple folding and sliding doors to the terrace with the aforementioned views. Protected from the wind by glass panels, this is a terrific outdoor space to soak up some sunshine and chill out.

Outside, the front has been laid to Block paving and creates off-road parking for 2 vehicles. The rear garden is also accessed via triple folding and sliding doors and creates a small protected, useful space with tall fencing.

We think this is one of the better refurbishments we have seen and strongly recommend viewing.

## Material Information:

Council Tax: D  
Property Type: Purpose built  
Property Construction: Standard  
Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Gas central  
Broadband: FTP  
Parking: Driveway  
Restrictions: None

On 18/06/2025 information from the Ofcom Website shows:

<b>Broadband</b>	<b>Availability</b>	<b>Max Down</b>	<b>Max Up</b>	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	1000 mbps	
<b>Mobile</b>	<b>Indoor</b>		<b>Outdoor</b>	
	<b>Voice</b>	<b>Data</b>	<b>Voice</b>	<b>Data</b>
EE	Likely	Likely	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	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.

- Extended and refurbished
- Modern Kitchen/diner
- Sun terrace to 2<sup>nd</sup> floor
- Off-road parking
- Sea views



## Accommodation

## **Living Room - 2.75m x 4.24m (9'0" x 13'10")**

## **Kitchen/Diner - 5.1m x 3.96m (16'8" x 12'11")**

**Bedroom 1 - 2.75m x 3.65m (9'0" x 11'11")**

## **Bedroom 2 - 2.4m x 4.3m (7'10" x 14'1")**

**Bedroom 3 (second floor) - 3.48m x 3.98m (11'5" x 13'0")**

**Sun Terrace** - 1.95m x 2.8m (6'4" x 9'2")

