

Asking Price  
£270,000  
Freehold

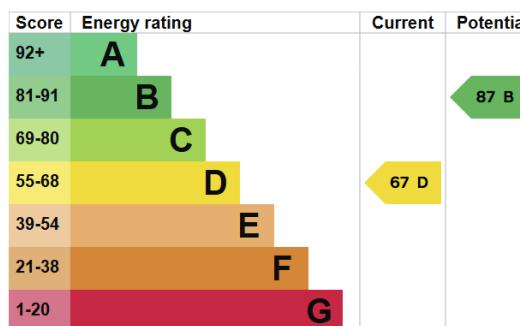
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20 The Hartings, Flansham, PO22 6QF



**Book a Viewing**

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01243 861344



## What the agent says... „, Material Information:

Situated in a highly sought-after area of Flansham, Felpham, this deceptively spacious three-bedroom end of terrace house offers an excellent opportunity for both first-time buyers and investors alike.

The ground floor features a spacious living and dining area, providing the perfect setting for relaxing or entertaining, along with a separate kitchen.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this a practical home for families or professionals.

Outside, the property benefits from an enclosed rear garden, ideal for outdoor dining or children's play, and a nearby garage offering additional storage or parking.

Located in a highly desirable residential area, close to local schools, shops, and transport links, this home combines comfort, convenience, and great investment potential.

Early viewing is highly recommended.

Council Tax: Arun District Council Band C

Property Type: Purpose built house

Property Construction: Standard

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: ADSL

Parking: On street

Restrictions: None

On 30/10/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down		Max Up					
		Standard	Superfast	Ultrafast	13 mbps	79 mbps	1000 mbps	1 mbps	20 mbps
Mobile		Indoor		Outdoor					
		Voice	Data	Voice	Data				
EE		Limited	Limited	Good	Good				
Three		Limited	Limited	Good	Good				
O2		Limited	Limited	Good	Good				
Vodafone		Limited	Limited	Good	Good				

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.

- **3 Bedroom end of terrace**
- **Close to local schools**
- **Enclosed rear garden**
- **Garage in compound**
- **Investment opportunity**



## Accommodation



**Living Room** - 5.44m x 5.61m (17'10" x 18'4")

**Kitchen** - 3.23m x 3m (10'7" x 9'10")

**Bedroom 1** - 3.34m x 3.04m (10'11" x 9'11")

**Bedroom 2** - 2.81m x 2.68m (9'2" x 8'9")

**Bedroom 3** - 2.03m x 2.33m (6'7" x 7'7")

**Bathroom** - 1.93m x 2.69m (6'3" x 8'9")

