



Flansham Park, Felpham, Bognor Regis, West Sussex, PO22 6RA

Conveniently located and greatly improved by the current owners. This deceptively spacious detached house boasts; 4 double bedrooms and large bathroom to the first floor. To the ground floor there is a Kitchen Diner, Downstairs WC, generous Lounge and attached garage.

Outside there is a block paved driveway providing off road parking for multiple vehicles, side access to rear garden via both sides and a landscaped rear garden. New double glazing throughout and new boiler and central heating system). An internal viewing is essential to appreciate all that the property has to offer. Potentially no forward chain.

£380,000

Accommodation

Entrance Hall

Double glazed window and door to side, LVT flooring, under-stairs storage cupboard, stairs to first floor and doors to ground floor rooms.

Downstairs WC

Double glazed window to side, WC with concealed cistern, wash hand basin, chrome towel radiator and tiled floor.

Kitchen Diner 19' 0" x 11' 1" (5.79m x 3.38m)

2 x Double glazed windows to front aspect, wall and base level kitchen units, Newly installed boiler, integrated fridge freezer, double oven, 4 ring hob, one bowl sink with drainer, integrated dishwasher, space for further appliances, space for dining table and radiator.

Lounge 19' 0" x 12' 2" (5.79m x 3.71m)

Double glazed window and French door to rear, 2 x radiators and LVT flooring.

First Floor Landing

Loft access hatch leading to part boarded, fully insulated loft, doors to first floor rooms.

Bedroom One 12' 5" x 10' 3" (3.78m x 3.12m)max

Double glazed window to rear aspect, radiator and built-in wardrobe.

Bedroom Two 11' 4" x 10' 3" (3.45m x 3.12m)

Double glazed window to front and radiator.

Bedroom Three 12' 5" x 8' 6" (3.78m x 2.59m)max

Double glazed window to the rear and radiator.

Bedroom Four 11' 3" x 8' 6" (3.43m x 2.59m)max

Double glazed window to the front and radiator.

Bathroom

Double glazed window to the side, bath, separate shower, wash hand basin on vanity unit, WC with concealed cistern, chrome towel radiator, LVT flooring and tiled walls.

Attached Garage 18' 5" x 8' 3" (5.61m x 2.51m)

Insulated remote roller door to the front, double glazed door to the rear, power and light.

Front Garden & Driveway

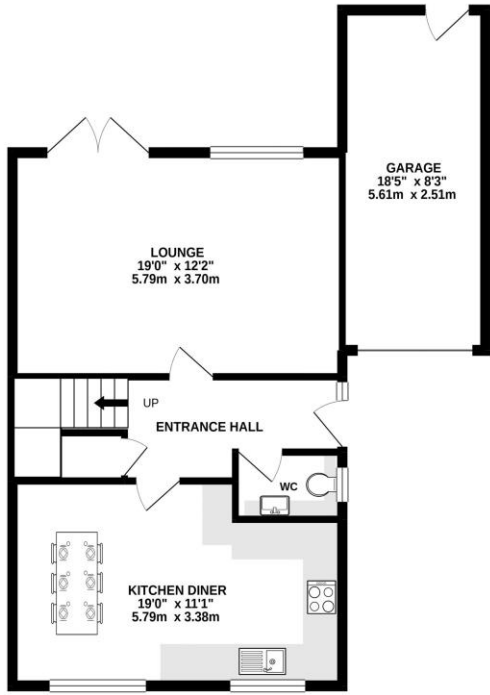
Block paved driveway to the front and to the side leading to garage, mature shrubs, path to front door & side access gates to both sides to rear garden.

Rear Garden

Mainly laid to lawn with patio area, offering a good level of seclusion, enclosed by fencing and side access gates to both sides.

Floorplan

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.

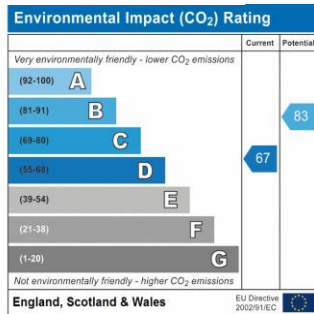
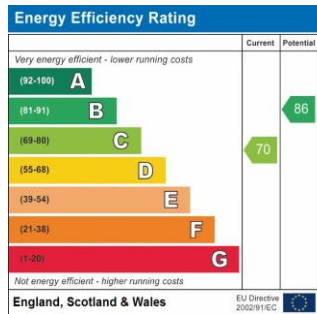


TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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