



**Bell & Blake**  
SALES & LETTINGS

Chaucer Way, Felpham, Bognor Regis, West Sussex PO22 6QT

Asking Price £450,000

## 11 Chaucer Way, Felpham, Bognor Regis, West Sussex PO22 6QT



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EPC TBC

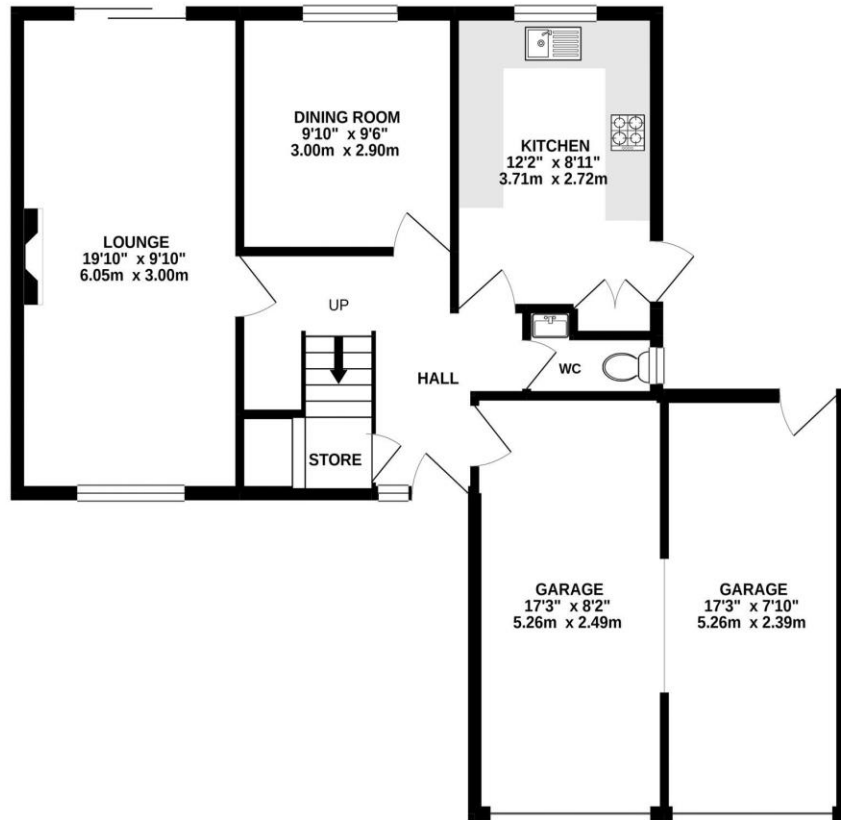
- › Detached house with Integral double garage
- › West facing rear garden with shed & greenhouse backing on to school field and wooded area.
- › 4 Double Bedrooms (One with ensuite shower) and family bathroom upstairs
- › Beautifully presented and well maintained throughout
- › Dual aspect lounge and separate dining room
- › Downstairs WC
- › Local pub, shops, beach and restaurants under 1km
- › Playing field, play area, bus stops, health centre, dentist and school under 500m

**THIS HOUSE TICKS BOXES!** Secluded West facing rear garden, double garage, 4 double bedrooms (One with en-suite shower), down-stairs WC, dual aspect lounge, dining room, beautifully presented and well maintained throughout, utility area at the rear of the integral garage, wide drive way. The property is situated in a cul-de-sac location, under 1km to the beach, shops, pub and restaurants, under 500m from the local recreation ground and play area and well regarded Bishop Tufnell primary school. This property is a must view to appreciate all the property has to offer.

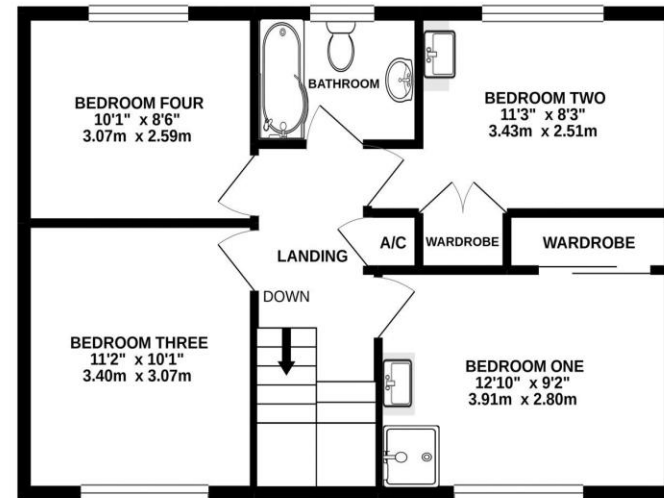
Council Tax Band: E



**GROUND FLOOR**  
803 sq.ft. (74.6 sq.m.) approx.



**1ST FLOOR**  
566 sq.ft. (52.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

## Location

Felpham is a lovely seaside village just to the East of Bognor Regis, the village boasts various local shops, pubs, restaurants, schools, promenade, golf course, playing fields, health centre, dentist, sailing club, tennis courts, leisure centre with Olympic sized swimming pool, sports facilities and more..

The property is approx. 3 miles from the Bognor Regis town centre and train station with regular services to London Victoria, Portsmouth, Gatwick Airport & Brighton.

8 miles to Chichester

7 Miles to Arundel

5 Miles to Littlehampton

