



**Bell & Blake**  
SALES & LETTINGS

7 Ambleside Close, Felpham, West Sussex, PO22 8NG

Asking Price £395,000

## 7 Ambleside Close, Felpham, West Sussex, PO22 8NG



2



3



1



- High-End Renovation
- 3 Bedrooms
- Contemporary Bathroom
- Driveway For 2 Cars
- Fully Re-wired, New Central Heating System, Re-plastered
- New Kitchen Diner With Stone Worktops & Integrated Appliances
- Spacious Lounge
- Cul-De-Sac Location
- No Forward Chain

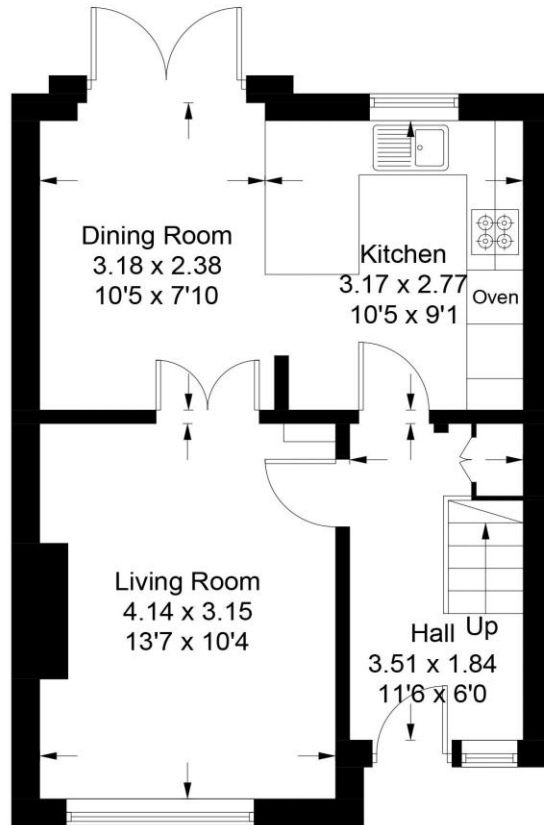
This beautiful home has been extensively renovated by Randmere Homes Ltd. The property boasts a high-end finish throughout. The property was been fully re-wired, new windows, a new central heating system, replastered, new flooring, new doors, architrave and skirting boards with a fully integrated kitchen with new appliances and granite worktops and a contemporary new bathroom. Outside the front there is a driveway for 2 cars, side access to the rear landscaped garden, with new patio, fencing and turf.

The property is conveniently located in Felpham Village with The Beach, Schools, Restaurants, Shops and amenities within walking distance. No Forward Chain.

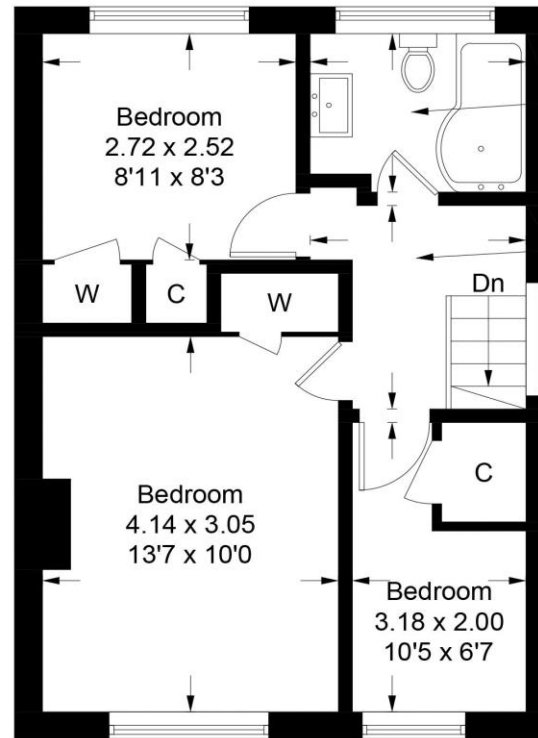
Council Tax Band: D



## Ambleside Close



**Ground Floor**



**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 38.1 sq m / 410 sq ft  
 First Floor = 38.6 sq m / 415 sq ft  
 Total = 76.7 sq m / 825 sq ft



Bathroom  
 2.35 x 1.77  
 7'9 x 5'10

Landing  
 2.38 x 2.34  
 7'10 x 7'8



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. 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.

To arrange a viewing call 01243 790674 [View details online at bellandblake.co.uk](http://bellandblake.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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