



**Bell & Blake**  
SALES & LETTINGS

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

Asking Price £485,000



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



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- › New build detached house with Corner Plot, Rear & Side Gardens
- › Fully finished to a high-end standard throughout with underfloor heating
- › Fully integrated Kitchen Diner
- › No Chain
- › Large Lounge Diner
- › Air source heat pump
- › Cul-De-Sac Location
- › 10 Year structural warranty
- › Downstairs WC
- › Underfloor heating to the ground floor
- › Driveway & Shed
- › Electric car charging point

This stunning new build property is situated in a cul-de-sac location and is finished to a high standard throughout.

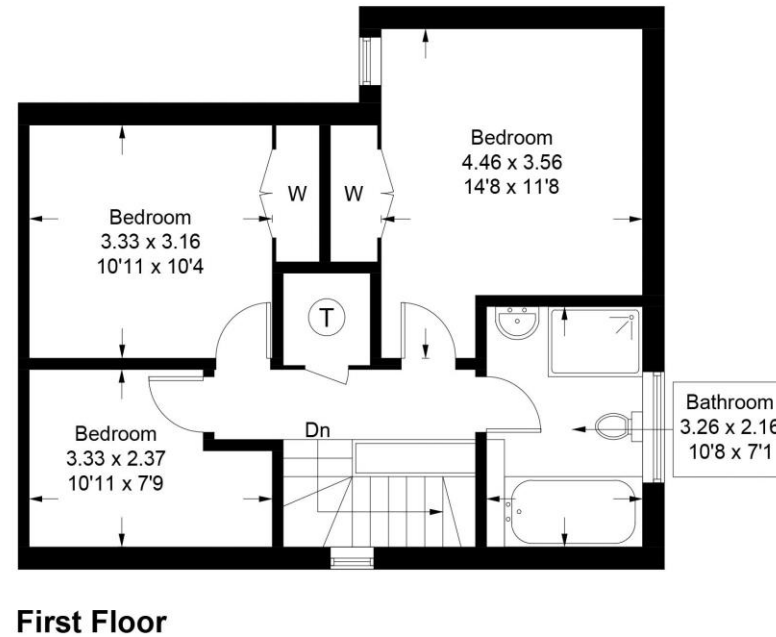
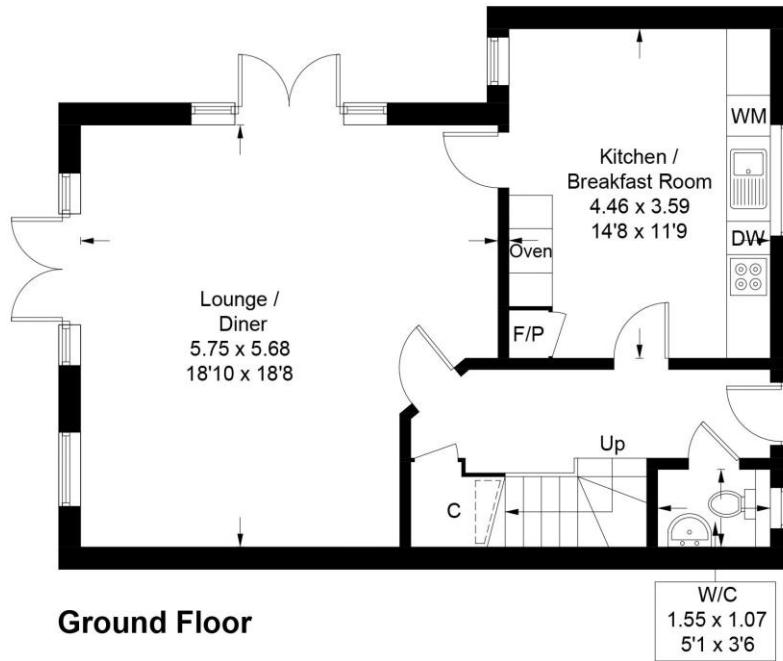
The property has a rear corner plot and boasts landscaped gardens to the rear and the side, with a shed for storage. To the ground floor there is a contemporary Kitchen Diner with fully integrated appliances and Quartz worktops, a downstairs WC, and a dual aspect lounge diner with 2 sets of doors to the garden.

To the first floor there are 3 bedrooms (2 with built in wardrobes) an airing cupboard and a stunning 4 piece bathroom. Further benefits include an air source heat pump, underfloor heating to the ground floor, a 10 year structural warranty and a spacious driveway for 2 cars to the front, with electric car charging point. NO FORWARD CHAIN.

Council Tax Band: TBC



# Ambleside Close



Approximate Gross Internal Area  
 Ground Floor = 59.4 sq m / 639 sq ft  
 First Floor = 52.8 sq m / 568 sq ft  
 Total = 112.2 sq m / 1207 sq ft



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.



## Location

Amleside Close is in the seaside village of Felpham. Here is a list of local amenities and the approximate distance from the property:

Bognor Regis Golf Club: 750m  
Downview Primary School: 900m  
Felpham Beach: 1km  
Felpham Community College: 1km  
Arun Leisure Centre: 1.25km  
Local Convenience Store: 550m  
Fino Fine Dining Restuarant: 850m  
The Southdowns Pub: 850m

