



Bell & Blake
SALES & LETTINGS

76 Flansham Lane, Felpham, Bognor Regis, West Sussex, PO22 6AH

Guide Price £499,950

76 Flansham Lane, Felpham, Bognor Regis, West Sussex, PO22 6AH



2



4



2

EPC TBC

- ▶ Substantial extended house with huge garden & insulated outbuilding
- ▶ 22ft Master bedroom with dressing area, Juliette style balcony & ensuite bathroom
- ▶ 3/4 good sized Bedrooms
- ▶ Contemporary Bathroom
- ▶ Lounge with bi-fold doors, Ground floor 4th Bedroom/Study
- ▶ Kitchen Diner
- ▶ 100ft plus rear garden
- ▶ Driveway for multiple cars

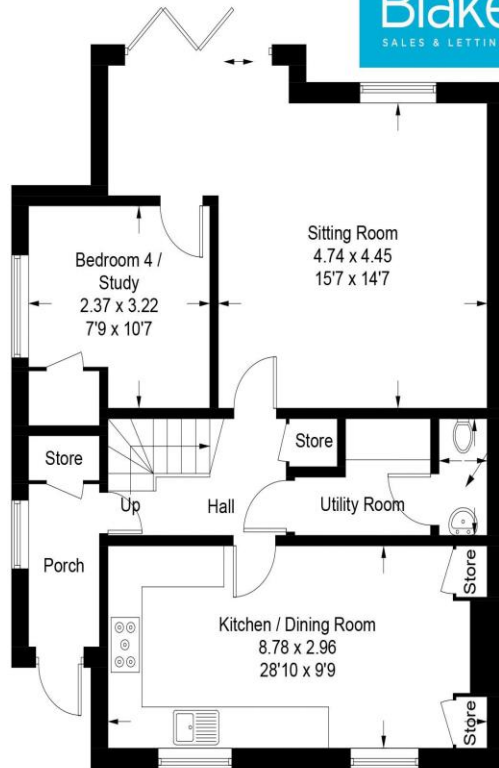
Substantial extended house with huge garden & insulated outbuilding. This property is full of 'WOW factor', useful extra spaces and a luxury feel. To the first floor there's a 22ft Master bedroom with dressing area, Juliette style balcony & ensuite bathroom. In addition to this there are 2 further good sized bedrooms and a contemporary bathroom to this floor. On the ground floor, there is a generous kitchen diner, well proportioned living room with bi-fold doors, Study/4th Bedroom, a porch, utility room and downstairs WC. Outside to the front there is a driveway for multiple cars & side access to the rear garden. The rear garden is over 100ft long, there is an insulated outbuilding with a fantastic 'Garden Pub', kitchenette, garden snug & WC, 2 further storage sheds, a large patio and the remaining area is mainly laid to lawn. An internal viewing is a must to appreciate all the property has to offer.

Council Tax Band: C

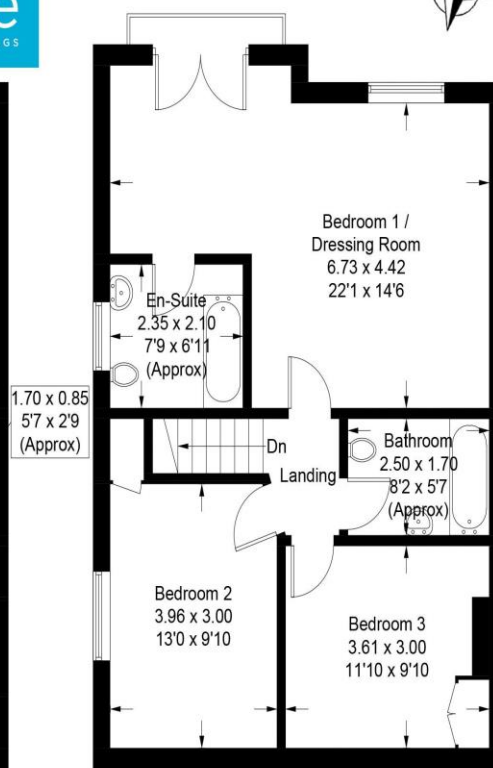


Flansham lane

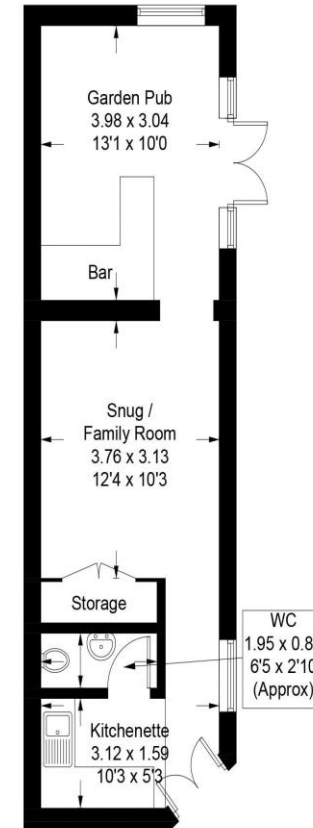
Bell & Blake
SALES & LETTINGS



Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area
 Ground Floor = 74.2 sq m / 799 sq ft
 First Floor = 65.0 sq m / 700 sq ft
 Outbuilding = 35.9 sq m / 386 sq ft
 Total = 175.1 sq m / 1885 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.

SussexPropertyPhotographer.co.uk

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.

The property is in the seaside village of Felpham, just to the East of Bognor Regis. The Local Beach is just over a Kilometre to the South.

Amenities not far from the property: Bishop Tufnell Primary School, Fino Restaurant, The Southdowns Pub, Tesco Express, Middleton Sports Club, Flansham Park Health Centre, King George V Recreation Ground & more. Then a little further afield is the Felpham Community College (secondary school) & Arun Leisure centre. Bognor Regis Train Station & Town Centre are a little over 2 miles from the property.

