



Bell & Blake
SALES & LETTINGS

8 Tryndel Way, Felpham, Bognor Regis, West Sussex PO22 7HF

Guide Price £599,950

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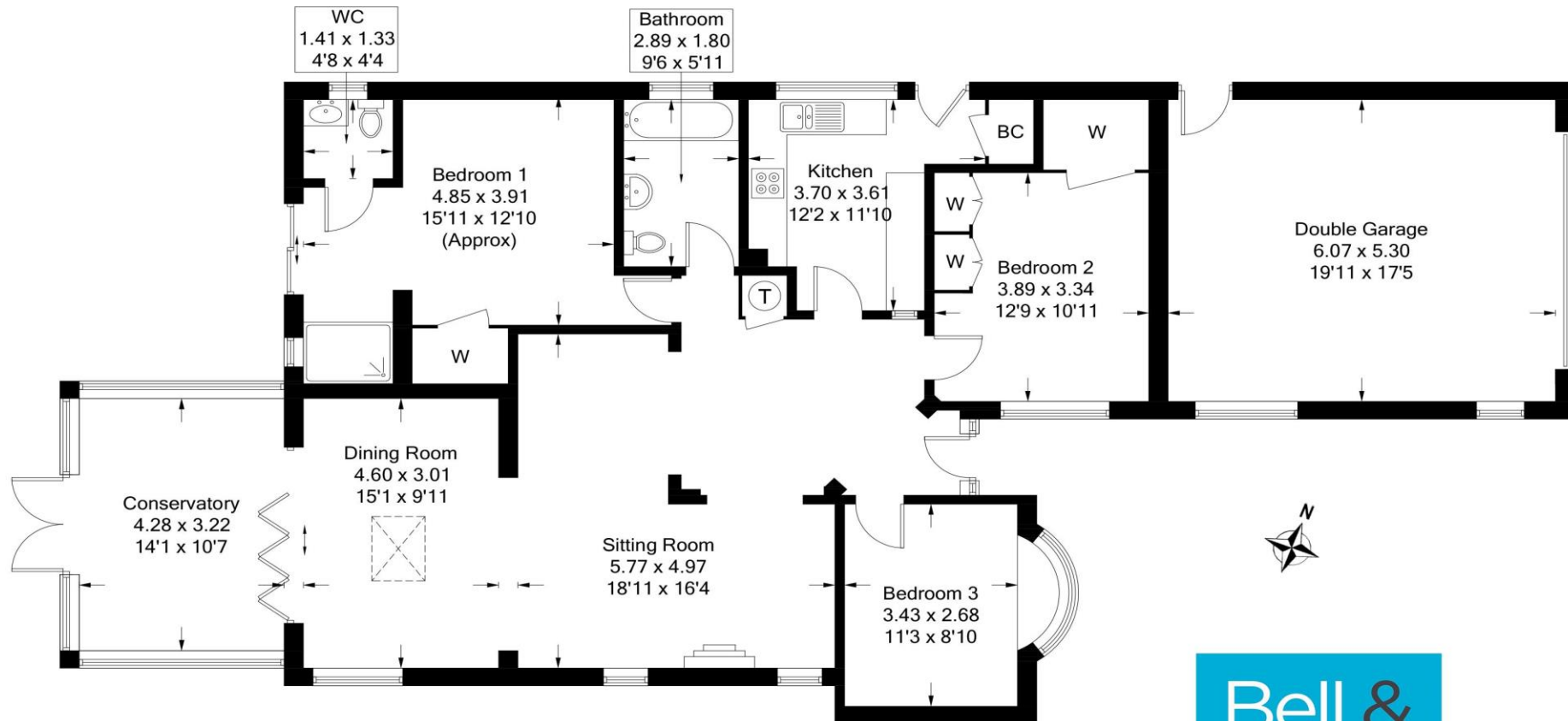
- › Westerly aspect rear garden
- › No forward chain
- › Under 500m from Felpham Beach and promenade
- › Shops, restaurants, pubs and other amenities with-in walking distance
- › 3 Double bedrooms (Master with ensuite)
- › Main Bathroom & Ensuite
- › Conservatory
- › Double Garage

Located in a private no-through road, this spacious detached bungalow boasts 3 double bedrooms (master with ensuite) further bathroom, fitted kitchen, large hall leading into lounge diner and conservatory, double garage to the front, ample off road parking and a Westerley aspect rear garden offering a good level of seclusion. The property is located under 500m from Felpham beach and promenade, with local shops, post office and other amenities just a short walk away. No forward chain.

Council Tax Band: F



8 Tryndel way



Approximate Gross Internal Area = 134.7 sq m / 1450 sq ft
 Garage = 31.3 sq m / 337 sq ft
 Total = 166.0 sq m / 1787 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: The property is situated in the beautiful seaside village of Felpham under 500 metres North of the local beach and promenade. There are many amenities with-in walking distance, including a Post office and convenience store just around the corner, then a little further away you will find Felpham village centre, a Tesco express, Fino Restaurant, Southdowns Pub, Fish & Chip Shop, Bus stops, 24hr Petrol station and playing fields.

Around 2 miles down the road, is the fantastic Shripney Road shopping area, which boasts a variety of superstores and shopping outlets including, Tesco, Sainsbury's M&S food, LIDL, ALDI, Matalan, B&Q, Next, Starbucks and many more. Other amenities in easy reach of the property include a golf course and club, well regarded primary and secondary schools, restaurants, local shops and other amenities.

