



Bell & Blake
SALES & LETTINGS

Flat C, 107, Felpham Way, Felpham, Bognor Regis West Sussex

Guide Price £285,000

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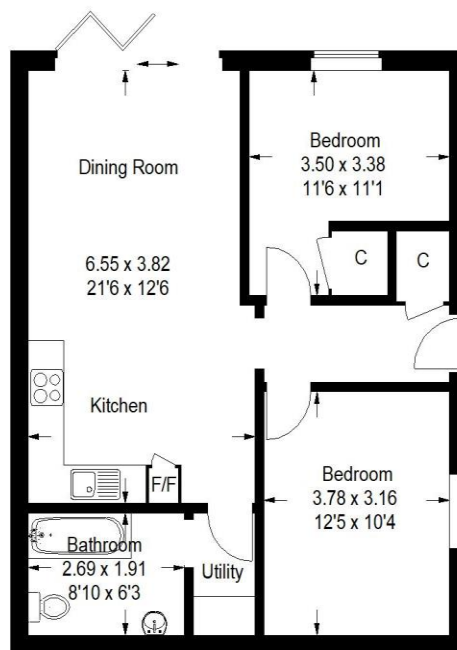
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EPC TBC

- › Ground Floor Light & Bright New Build Flat With Private Rear Garden
- › 2 Double Bedrooms
- › Contemporary Bathroom
- › Open Plan Kitchen Dining Living Room With Bi-fold Doors Onto Private Garden
- › Felpham Village Location
- › Various Amenities Nearby
- › If you are looking to buy-to-let, £1200 per calendar month is an estimated rental figure
- › No Forward Chain
- › Brand New Long Lease

Wow! Bi-fold doors and a private garden in this stunning new build flat! This ground floor flat boasts its own private entrance, an allocated parking space and side gate to rear garden. The flat has been finished to a high standard throughout. The 'light, bright & airy' Open-plan Kitchen Dining Living Room complete with bi-fold doors and luxury kitchen with built-in appliances, there are 2 Double bedrooms and a Contemporary Bathroom to finish off the space. An internal viewing is a must to appreciate all the property has to offer. Brand new lease. No forward chain.





107 C

Approximate Gross Internal Area

107 C = 63.7 sq m / 686 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.

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

Location

The property is situated in the beautiful seaside village of Felpham under a 700 metres North of the local beach and promenade.

There are many amenities in the immediate proximity, including a Tesco express, Fino Restaurant, Southdowns Pub, Fish & Chip Shop, Bus stops, 24hr Petrol station and playing fields.

To the west around a 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.

