

POULNER CLOSE
Felpham
West Sussex



Guide Price £365,000 Freehold

A 3-bedroom, semi-detached house in a quiet location with stunning kitchen dining room

FEATURES:

- Superb open plan kitchen dining room with bi-fold doors to the garden
- Sitting room with fireplace
- 3 First floor bedrooms and modern family bathroom
- Enclosed gardens with decked area, lawn & summerhouse
- Garage & driveway parking
- Schools, beach and village all within walking distance

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SITUATION

The property is situated in Poulner Close, a quiet cul-de-sac, conveniently located a short walk from the village and beach. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



POULNER CLOSE

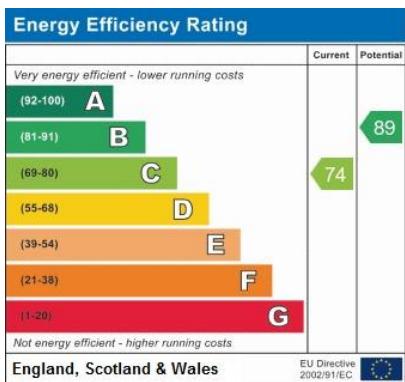
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DESCRIPTION

8 Poulner Close is a well-presented home situated in a quiet location and close to all village amenities. From the entrance hall there is a door to the sitting room which has a fireplace with log burning stove and a door into the superb open plan kitchen dining room. This room has a range of modern fitted units and integrated appliances, ample space for dining and/or occasional seating, and a set of bi-fold doors opening into the garden. On the first floor there are three bedrooms and a good size, modern bathroom. There is a lawned garden at the front and side of the house and the main garden at the rear is laid to lawn with decking adjacent to the rear of the property, a summerhouse, shed and side access. At the rear of the garden, via gated access, is the garage, which has power and light and a metal up and over door.

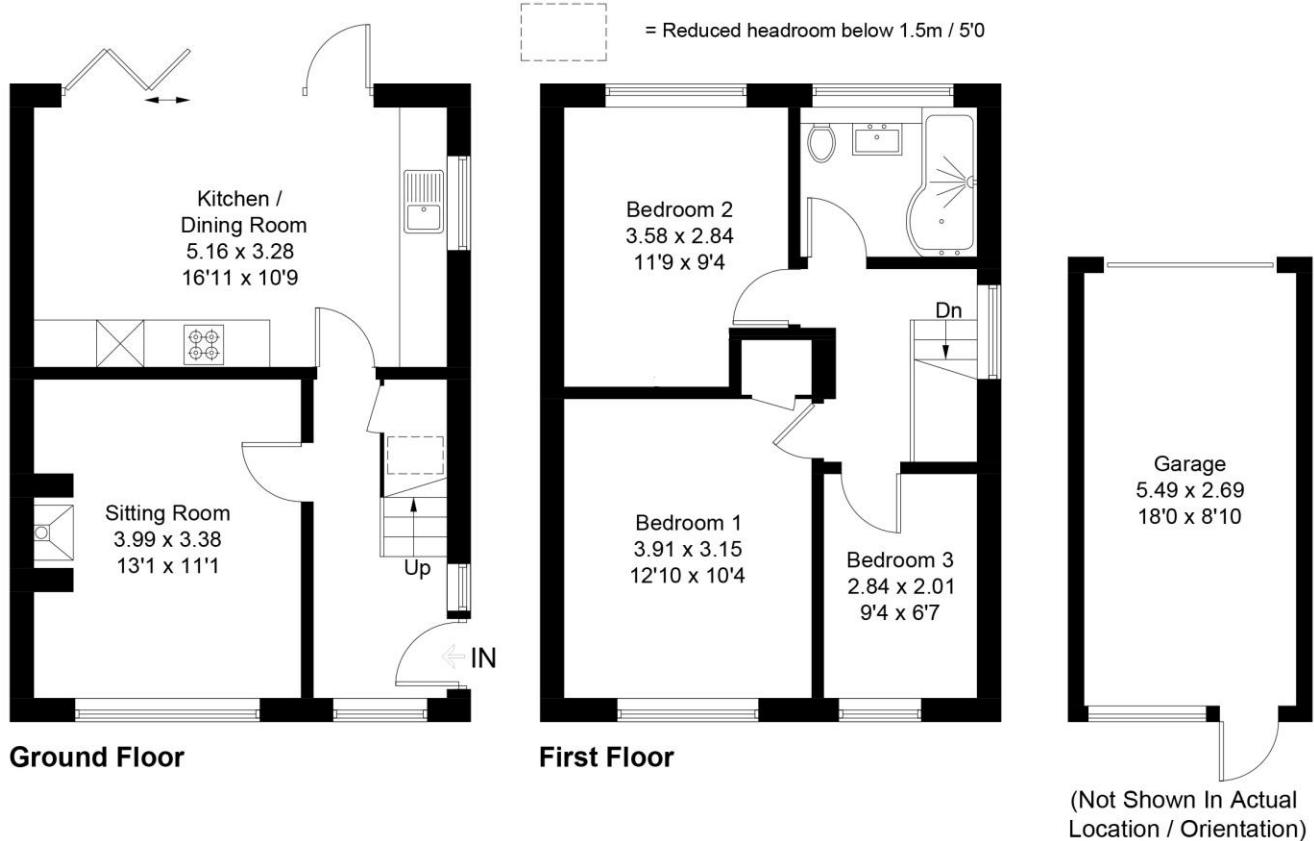


Address:
8 Poulner Close, Felpham, PO22 8HN



FLOOR PLAN:

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft
 Garage = 14.8 sq m / 159 sq ft
 Total = 94.3 sq m / 1015 sq ft



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