







## 4 Sutton Close, Felpham

Well presented, three bedroom semi-detached house in popular area.



- ▶ **Semi-Detached House**
- ▶ **Family Room/Snug**
- ▶ **Ground Floor Cloakroom**
- ▶ **Family Bathroom**
- ▶ **West Facing Garden**
- ▶ **Sitting/Dining Room**
- ▶ **Utility Room**
- ▶ **Three Bedrooms**
- ▶ **Generous Loft Space**
- ▶ **Store**

Located in a popular residential area, this neatly presented three bedroom semi-detached house offers surprisingly spacious accommodation measuring 1,229 sqft. The property is situated in a well-established area perfect for families wishing to up or downsize.

Upon entering the property, you are immediately drawn to the generous sitting/dining room which looks over the rear garden. The ground floor also boasts a Shaker style kitchen with an integrated oven and hob and space for a dishwasher. An extension adjoining the back of the garage provides a delightful and cosy snug/family room, with a wood burning stove and vaulted ceiling. Part of the garage has also been converted to provide a utility area and ground floor cloakroom, accessed via the snug. The remainder of the garage provides storage for bikes etc.

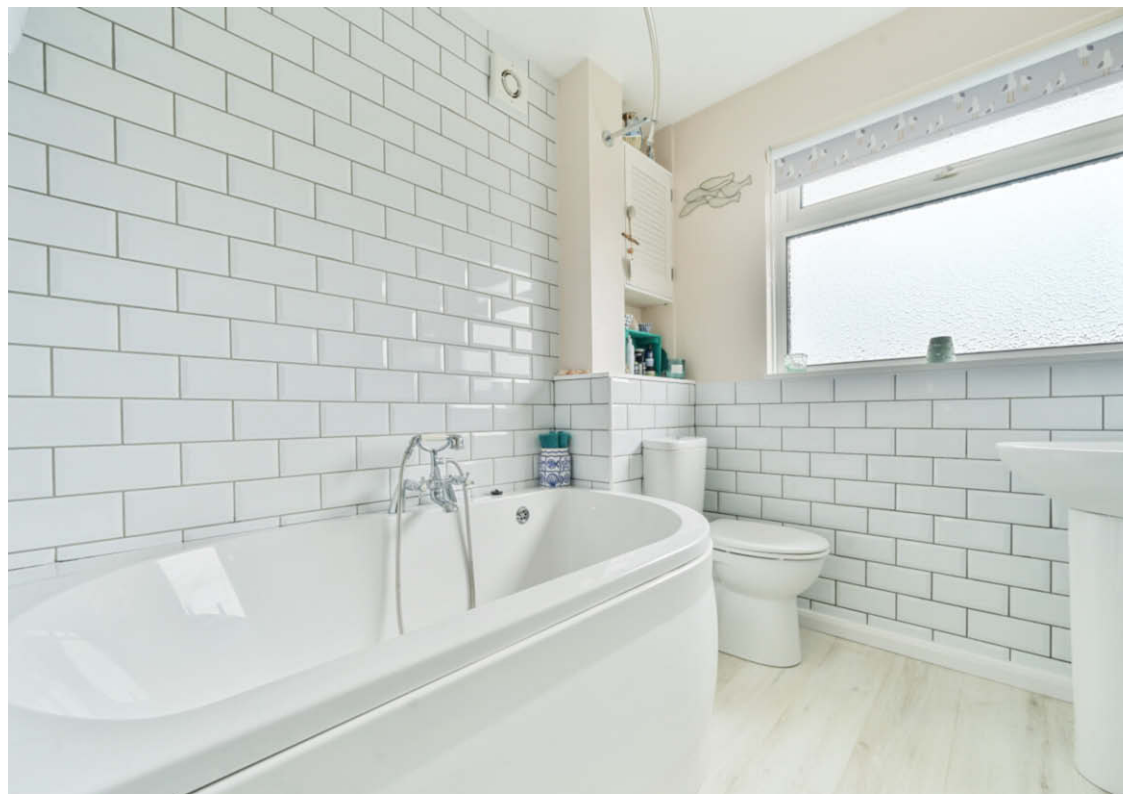
Ascending the staircase to the first floor, you will find the family bathroom and all three bedrooms, two of which are double rooms. A spiral staircase leading from the hall allows easy access to the loft space, which is carpeted, measures 15'4ft x 13'7ft and has a Velux window.

Outside, the property benefits from a generous west facing garden which is part decked and part lawned, with a timber shed and covered seating area at the far end. In addition the property includes off-road parking.

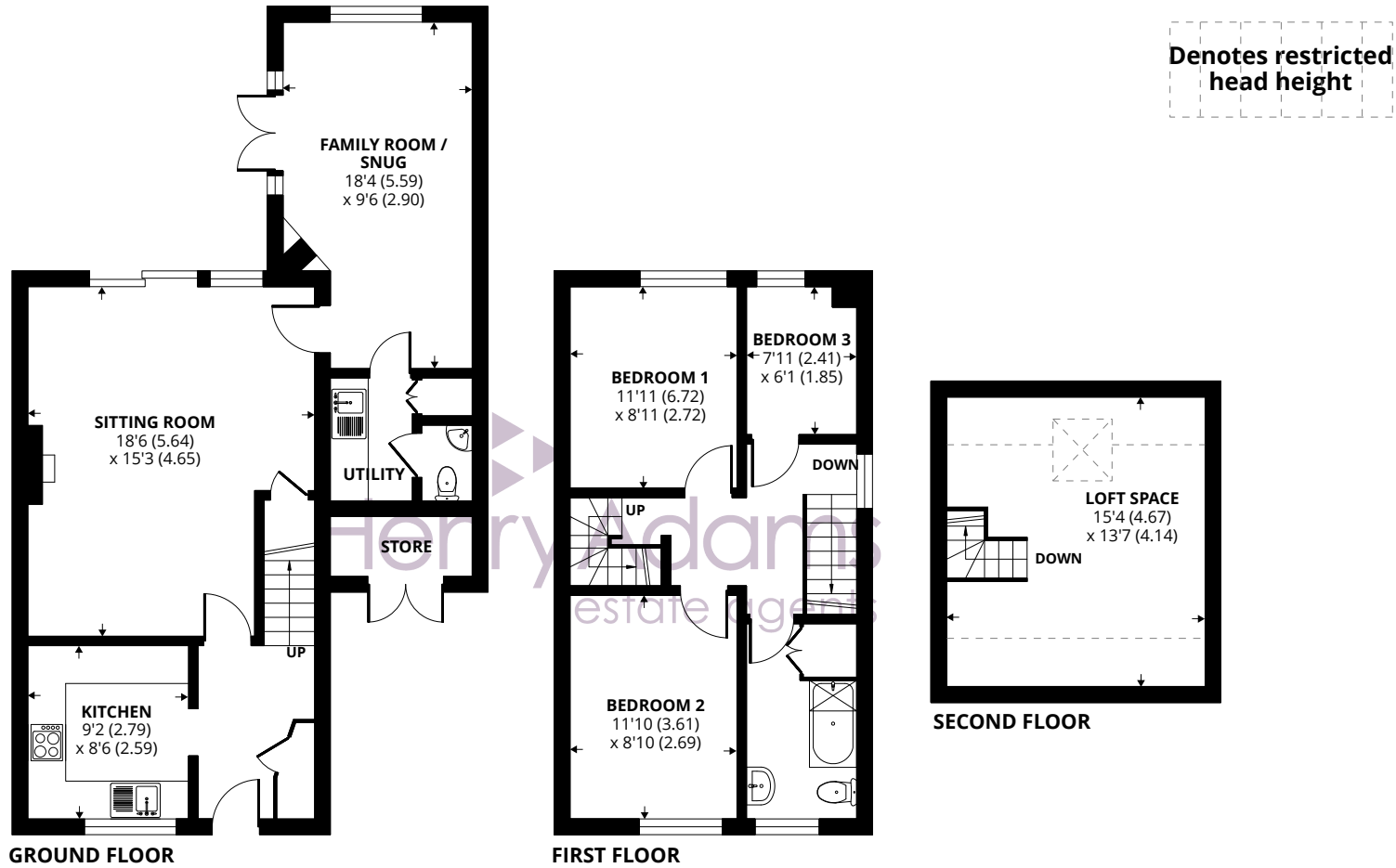












Approximate Area = 1229 sq ft / 114.1 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Store = 24 sq ft / 2.2 sq m

Total = 1323 sq ft / 122.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The property is located just a short distance to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

Council Tax Band: D

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