





## 16 Blackberry Copse, Felpham

Modern three bedroom end terrace house with remainder of NHBC warranty on the outskirts of Felpham village.



- ▶ Bay Fronted Sitting Room onto Rear Garden
- ▶ Ground Floor WC
- ▶ 750 Sqft of Accommodation
- ▶ Carport and further Parking Space
- ▶ Modern Kitchen
- ▶ Three Bedrooms
- ▶ Low Maintenance Garden
- ▶ Plenty of Storage

This well presented modern three bedroom family home of 750 sqft is situated in a popular development on the outer periphery of Felpham village. The development itself has a number of local parks and green spaces along with a convenience store and Felpham village centre is just over one mile away on foot. The property also benefits from the remainder of the NHBC warranty.

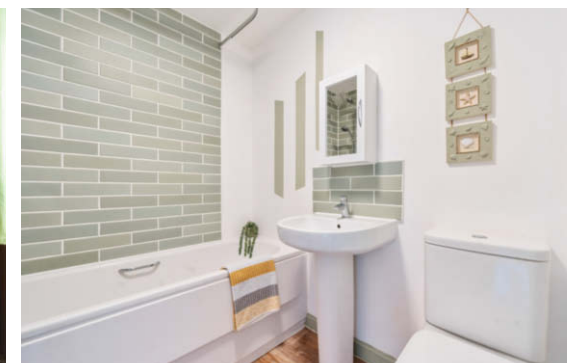
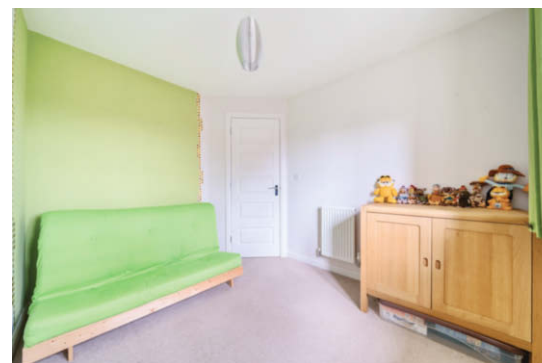
As you enter the property, you are immediately struck by the stylish and contemporary design, with clean lines, neutral colours, and plenty of natural light. On the ground floor, the sitting room overlooks the rear garden and has patio doors which lead straight out and the sleek and modern kitchen is equipped with integrated appliances. A cloakroom completes the ground floor accommodation.

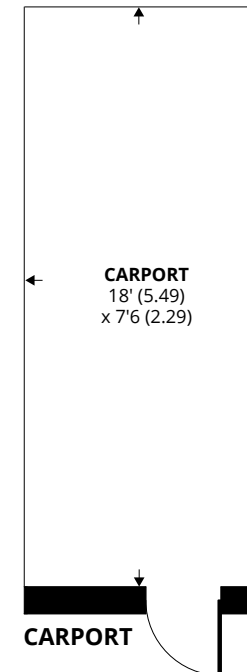
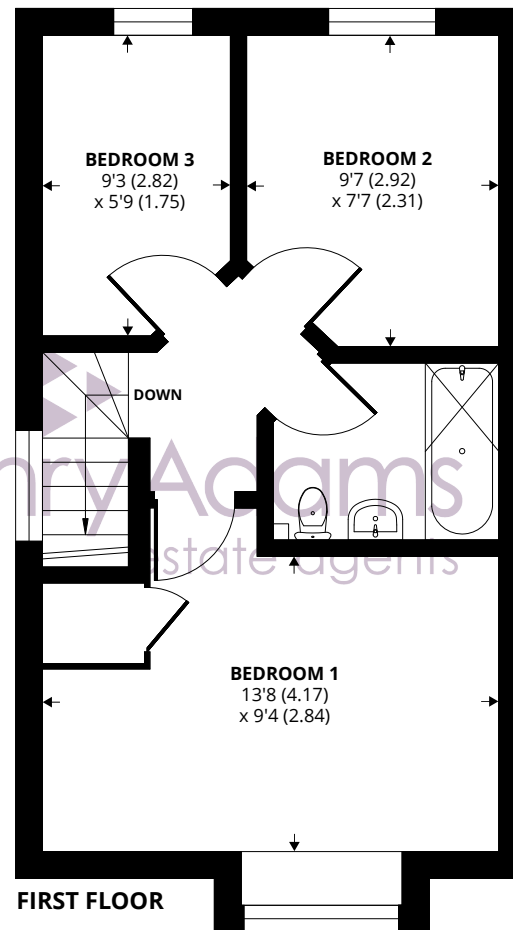
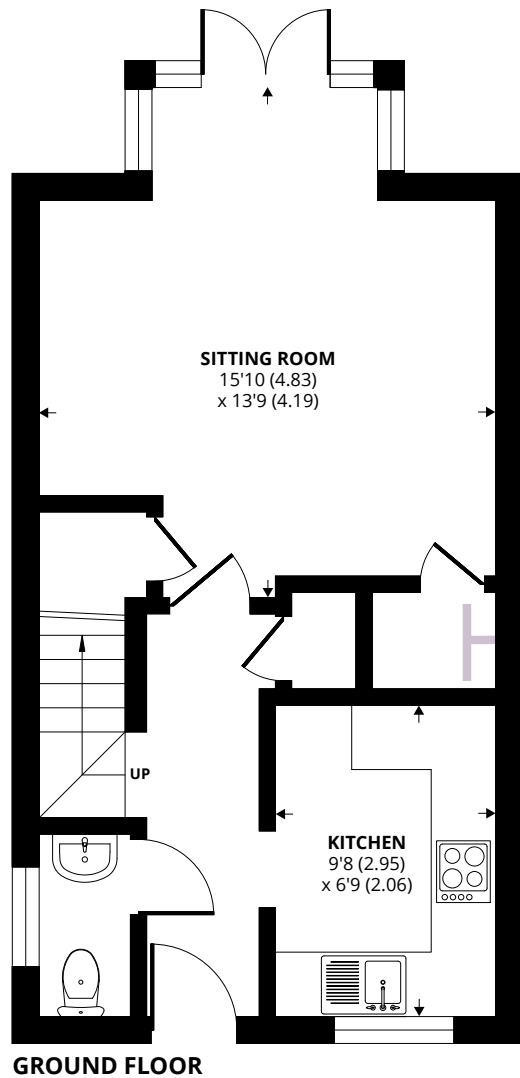
From the hall, stairs rise to the first floor where all three bedrooms will be found along with the main bathroom.

Outside, you will find a private garden space that is designed for ease of maintenance which is a combination of lawn and patio with plant and shrub borders. A private door from the garden provides easy access out to the carport and allocated parking space.

Estate Charge: We understand the estate charge is £26.19 payable bi-annually.

Greenbelt Contributions: £11 per month.





Approximate Area = 750 sq ft / 69.6 sq m (excludes carport)

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 situated on a modern development to the north of Felpham village. Felpham is a beautiful seaside village which offers a wide range of local facilities including various schools, a sports centre with swimming pool, nursery's, a recreation ground, golf club and a range of useful shops, all are within an easy drive but are also walkable.

Council Tax Band: D

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