



## 3 Alfriston Close, Felpham

A well presented detached bungalow in quiet cul-de-sac.



- ▶ Detached Bungalow
- ▶ 1,096 Sqft inc. Garage
- ▶ Galley Kitchen
- ▶ Shower Room/WC & Cloakroom/WC
- ▶ Driveway and Garage
- ▶ Residential Cul-De-Sac Location
- ▶ Sitting/Dining Room
- ▶ Three Good Sized Bedrooms
- ▶ Westerly Facing Rear Garden
- ▶ No Onward Chain

This attractive and well presented detached bungalow is offered for sale with the advantage of no onward chain and is situated in a popular residential area in Felpham. A viewing is highly recommended to fully appreciate the accommodation offered.

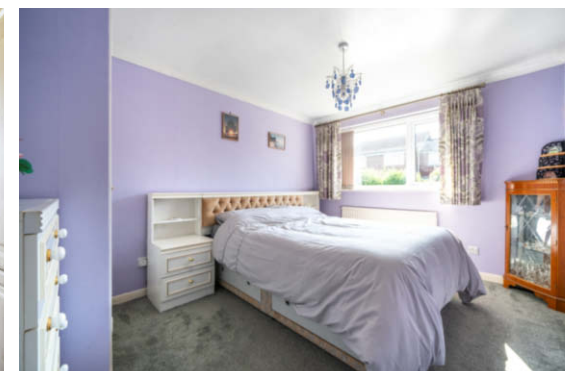
To the front of the property, there is an open plan lawned garden with recently installed large paved driveway extension providing additional off-road parking. The original driveway leads to the attached single garage, which has power and lighting.

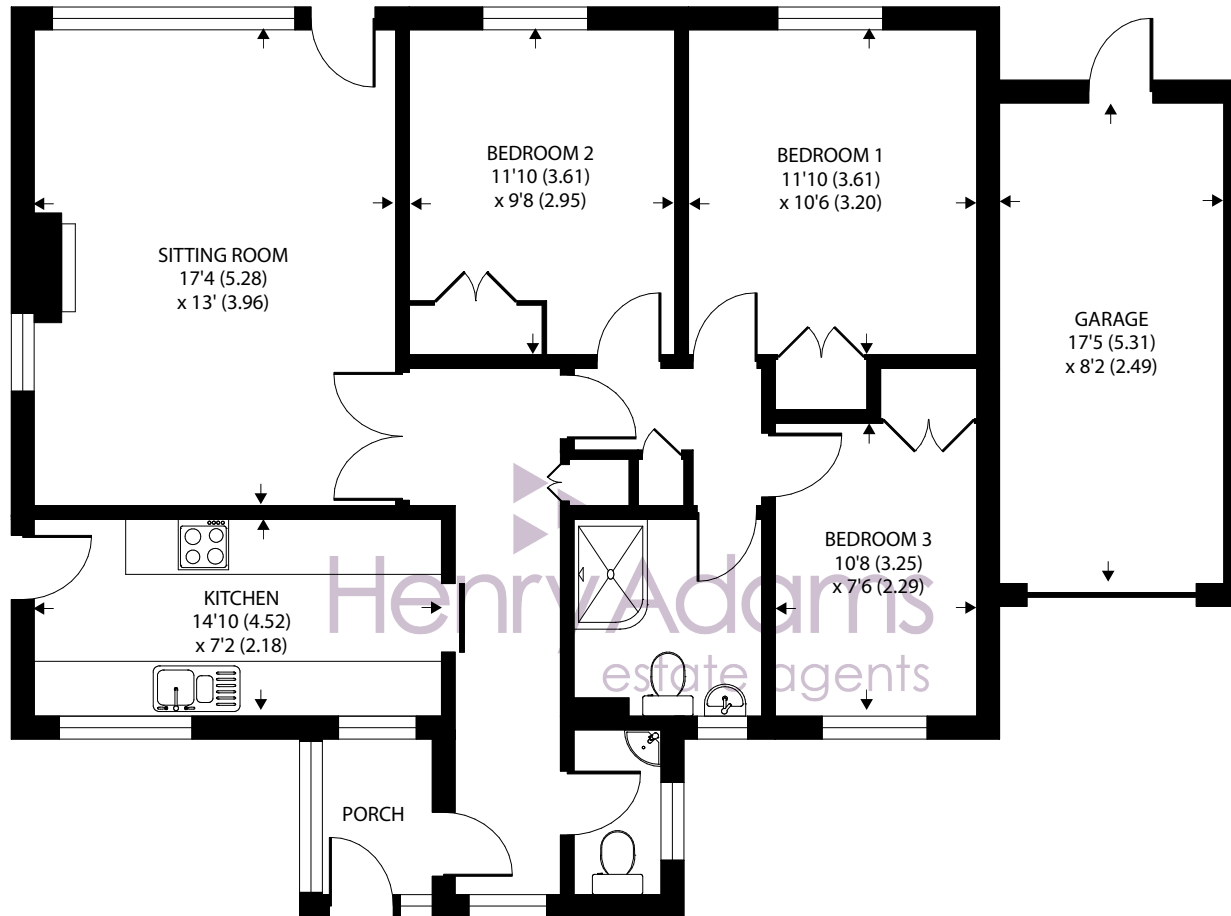
Once inside, the property measures 1,096 sqft (including garage) and briefly comprises: Enclosed entrance porch leading into entrance hall with storage cupboards and cloakroom. The galley kitchen has ample worktops and cupboards for storage, a mid level oven and grill, plus integrated fridge and freezer. A side door leads to the garden. To the rear of the property is the well proportioned sitting room which overlooks the rear garden, with door out.

There are also three good sized bedrooms, all with fitted wardrobes, whilst a modern shower room completes the accommodation.

Outside, the rear garden enjoys a westerly aspect, is fairly low maintenance with areas of lawn, patio, a pond and established borders. There is access into the rear of the garage and a side gate to the front garden.

Council Tax Band: D





Approximate Area = 1096 sq ft / 101 sq m (includes garage)

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 approximately equidistant from Felpham and Middleton villages. Both villages offer a wide range of local facilities including a range of useful shops, doctors surgeries and pharmacies. Middleton village includes a quality butchers, neighbouring fish & chip shop as well as a sports & social club with tennis courts, cricket and bowls teams. Felpham also includes a sports centre with swimming pools and golf club. A very close bus service links the villages to Bognor Regis, Chichester and Littlehampton. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately a 10 mile radius.

What3Words ///digit.could.stars

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To arrange a viewing call **01243 587687** View details online at [henryadams.co.uk](http://henryadams.co.uk)