





## 10 Binstead Avenue, Felpham

Detached and extended bungalow with self-contained annexe potential.



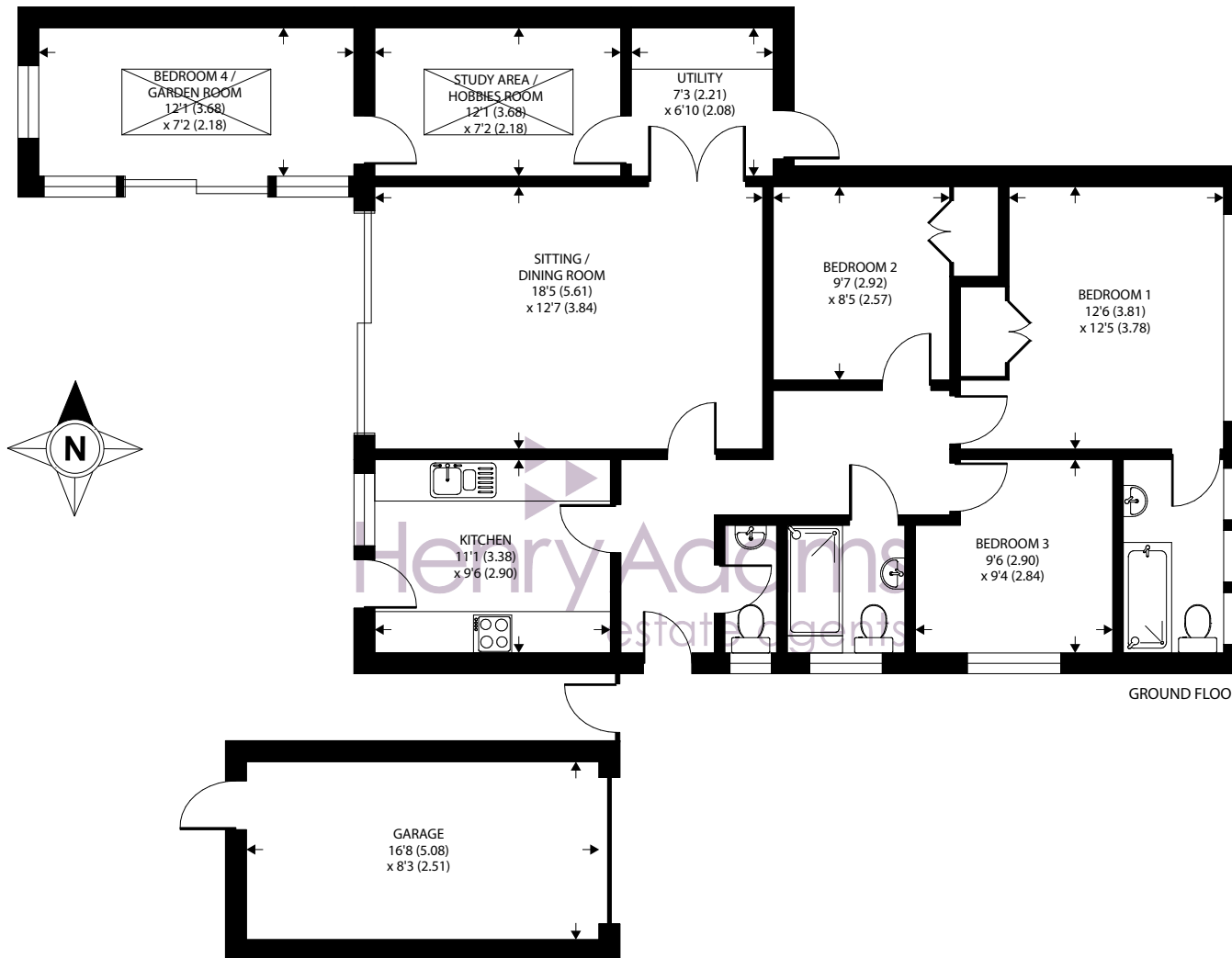
- ▶ 1,324 Sqft inc Garage
- ▶ 2 Further Bedrooms
- ▶ Kitchen & Separate Utility Room
- ▶ Westerly Rear Garden
- ▶ Self-Contained Annexe Potential
- ▶ Principal Bedroom with En-Suite
- ▶ Office/Occasional Bedroom 4
- ▶ Sitting Room & Garden Room
- ▶ Long Driveway & Garage
- ▶ No Onward Chain

Located within a pleasant residential area just a short distance to the north of Felpham village, this spacious and extended 3-bedroom detached bungalow is now offered for sale with the added advantage of no onward chain.

Boasting an impressive 1,181 sqft of accommodation, excluding the garage (1,324 sqft including garage), this property offers lots of flexibility and the potential for creating a self-contained annexe if desired. In brief, the accommodation comprises: entrance hall with cloakroom WC, to the left is the kitchen with door onto the rear garden, followed by the generous sitting room with feature fireplace and sliding door to the garden. From here a further door leads on to the separate utility room with door to the side and front gardens, from here an office/hobbies room leads on to the garden room which could also become an occasional 4th bedroom which again overlooks and has access to the rear garden. The utility, office and garden room could be easily combined to create a self-contained one bedroom annexe with private entrance if desired. This feature adds a layer of versatility that sets this property apart from the rest and could be ideal for an elderly relative, an independent teenager or perhaps for generating rental income. Moving back to the entrance hall, all three bedrooms will be found with the principal bedroom having a well proportioned en-suite shower room. Bedrooms 2 & 3 share the main bathroom which completes the accommodation.

The property is double glazed and has gas heating.





GROUND FLOOR

Approximate Area = 1181 sq ft / 109.7 sq m

Garage = 143 sq ft / 13.3 sq m

Total = 1324 sq ft / 123 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.



Stepping outside, the westerly rear garden provides a good level of privacy, is mainly laid to lawn with established borders and shrubs. A long driveway and detached garage offer generous parking options for both residents and guests.

### Location

Felpham offers a range of local facilities including schools, a doctors surgery, a pharmacy, sports centre and swimming pool, golf club and a range of useful shops. There are also sailing facilities at Felpham sailing club. Historic Arundel and the Cathedral City of Chichester can all be found within approximately an eleven mile radius.

Council Tax Band: D

What3Words ///duke.ruled.richer

05/09/24

