





6 Ormesby Crescent, Felpham

A desirable and extended three double bedroom detached bungalow in Felpham.



- ▶ **Extended Detached Bungalow**
- ▶ **Well Presented Throughout**
- ▶ **Spacious Sitting Room**
- ▶ **Shower Room & Separate WC**
- ▶ **Driveway & Garage**
- ▶ **1,291 Sqft of Accommodation**
- ▶ **Three Double Bedrooms**
- ▶ **Double Glazed Conservatory**
- ▶ **Generous Rear Garden**
- ▶ **Quiet Residential Side Road**

Situated in the desirable residential area of Felpham, just a short distance north of the village centre, this extended three bedroom detached bungalow is well-maintained throughout with 1,291 sqft of living space.

Upon arrival, you are welcomed into the entrance hall, and from here, an expansive sitting room with fireplace will be found to the right, while directly ahead lies the kitchen equipped with a range of contemporary units and room for various white goods. A generously-sized conservatory at the rear provides an additional space for relaxation or dining and looks out over the pretty garden.

Accessed from the sitting room, an inner hall connects to each of the three double bedrooms. Bedrooms one and two include fitted wardrobes, with the first bedroom also offering access to the rear garden. The spacious bathroom accommodates both a bath tub and a shower cubicle. A WC off the entrance hall completes the accommodation.

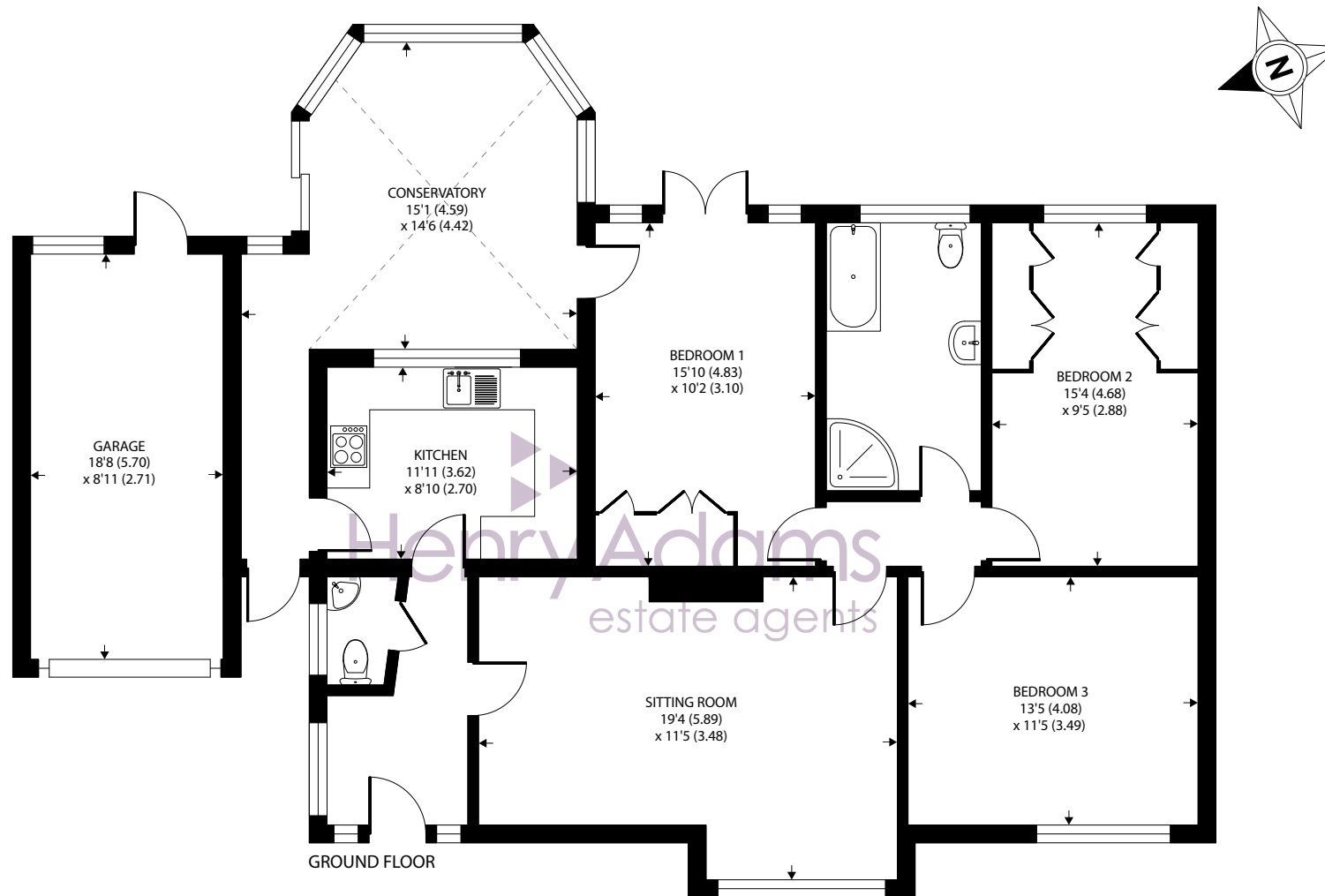
Externally, the property benefits from a driveway providing ample parking and leading to the garage. Enclosed front-to-back access alongside the property, extends through the conservatory. The generous rear garden features well-tended borders of plants and shrubs, ensuring a high level of privacy.

Council Tax Band: D









Approximate Area = 1291 sq ft / 119.9 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1457 sq ft / 135.3 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.

What3Words ///deeper.secure.wage

09/09/24



