



2 Blacksmith Way, Felpham

A well presented semi-detached house with no onward chain.



- ▶ Modern Semi-Detached House
- ▶ Well Presented Throughout
- ▶ Open Plan Kitchen/Lounge/Diner
- ▶ Modern Bathroom
- ▶ Attached Garage
- ▶ Quiet Residential Mews
- ▶ No Onward Chain
- ▶ Ground Floor WC
- ▶ Westerly Rear Garden
- ▶ Off-Road Parking

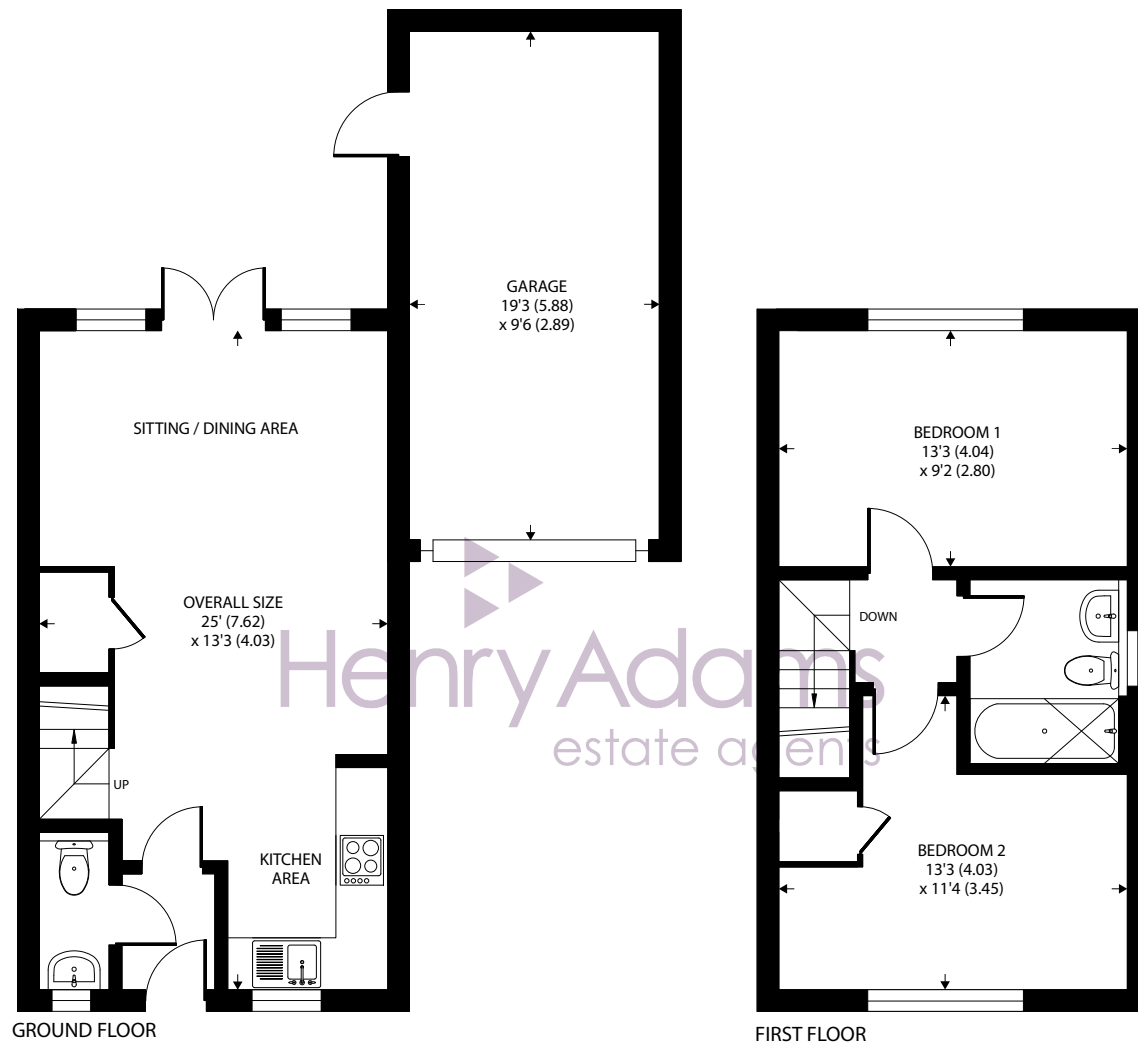
This modern semi-detached house was constructed in 2015, is now offered for sale with the advantage of no onward chain and enjoys a quiet tucked-away position. This house would be the perfect property for first time buyers, those looking to downsize, or perhaps for investment.

Once inside, the entrance lobby leads into an open plan ground floor design comprising kitchen, dining area and sitting areas. The well equipped kitchen offers integrated appliances including oven, hob, extractor and fridge/freezer. The sitting room overlooks the delightful west facing garden and can be accessed via double French doors. A ground floor cloakroom completes the ground floor.

Stairs rise to the first floor where both of the double bedrooms will be found, one of which offers a built-in storage cupboard. A contemporary family bathroom comprising of a white suite bath and shower over is conveniently situated between both bedrooms and has a window.

Outside to the front of the property, there is an adjacent driveway which leads to the attached garage. The attractive rear garden enjoys a westerly aspect, a good level of privacy and benefits from new fencing. From the house a generous area of patio gives way to lawn with established shrubs and borders. Unusually for a modern house of this size, there is a further wonderfully secluded area of garden with patio area, brick wall surround and perfect for alfresco dining, or maybe that hot tub? A personal door from the garden gives access to the garage. The garage has a pitched roof for storage, power and lighting.





Henry Adams
estate agents

Approximate Area = 662 sq ft / 61.5 sq m

Garage = 183 sq ft / 17 sq m

Total = 845 sq ft / 78.5 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 situated on a modern development to the north of Felpham village. The development includes plenty of open green space, local stores and primary school. Felpham itself offers a wide range of local facilities including various schools, a sports centre with swimming pool, golf club and a range of useful shops. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

Council Tax Band: C

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