



23 Walberton Close, Felpham

A recently improved bungalow in quiet cul-de-sac.



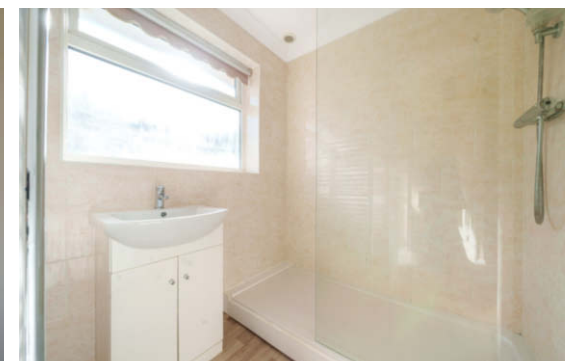
- ▶ **Link-Detached Bungalow**
- ▶ **Cul-De-Sac Location**
- ▶ **Spacious Sitting-Dining Room**
- ▶ **2 Double Bedrooms**
- ▶ **Off-Road Parknig and Garage**
- ▶ **No Forward Chain**
- ▶ **Well Presented Throughout**
- ▶ **Well Equipped Kitchen**
- ▶ **Shower Room & WC**
- ▶ **Enclosed Rear Garden**

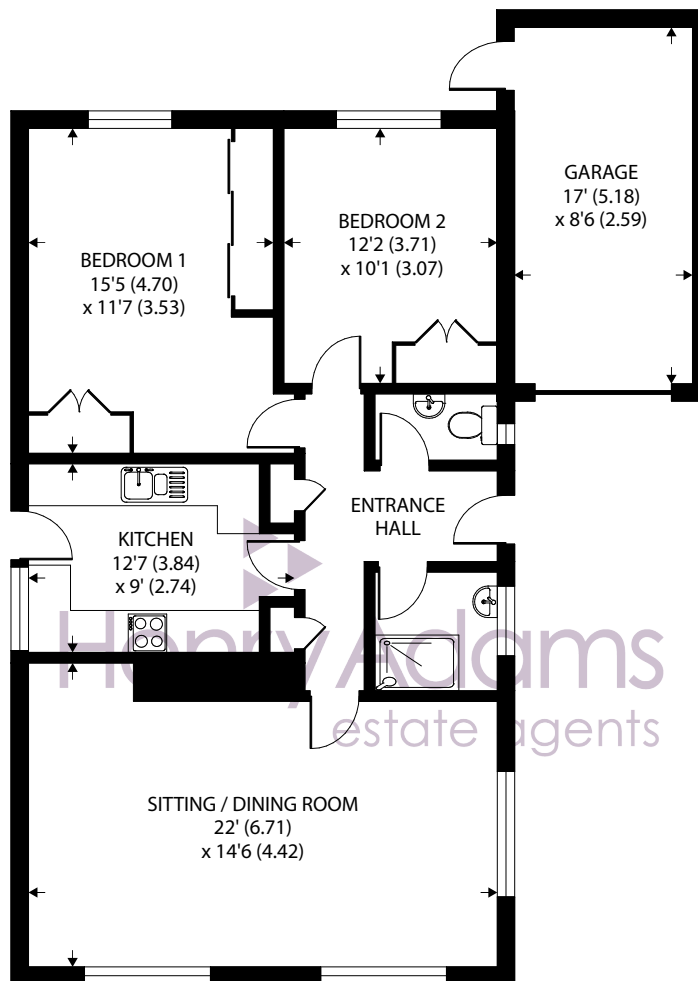
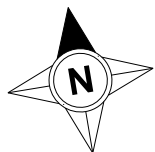
Enjoying a peaceful cul-de-sac location, this charming link-detached bungalow is now offered for sale with the advantage of no onward chain. Impeccably presented throughout, this property has been recently redecorated and re-carpeted creating the ideal property for an easy 'turn key' solution for the lucky new owners.

The property measures 1,038 sqft of accommodation including the attached garage. Upon entering, you are greeted by a bright and spacious entrance hall with cloakroom WC to the right and the shower room to the left. The generously proportioned sitting-dining room is found at the front of the property and boasts ample space for both sitting and dining areas. Natural light floods the room through large south facing windows, creating a warm and inviting ambience.

The well-equipped kitchen is a blend of functionality and charm, offering a range of modern appliances including integral double oven, hob, extractor, fridge-freezer and dishwasher along with spaces for washing machine and tumble dryer. There are plenty of worktops and cupboards for storage. A side door leads from the kitchen to the rear garden. The property also features two double bedrooms both with the benefit of having fitted wardrobes.

Outside, the property offers ample off-road parking on the driveway which leads to the attached garage. The enclosed rear garden is mainly laid to lawn for ease of maintenance with some established shrubs.





GROUND FLOOR

Approximate Area = 893 sq ft / 83 sq m

Garage = 145 sq ft / 13.4 sq m

Total = 1038 sq ft / 96.4 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

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 ///knee.glow.abode

23/09/24



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