





14 Outerwyke Road, Felpham

3 bedroom semi-detached house in sought-after Felpham area, not far from the village centre and beach.



- ▶ 1,289 Sqft of Accommodation
- ▶ Semi-Detached House
- ▶ No Onward Chain
- ▶ South Facing Garden
- ▶ Garage
- ▶ Popular Location in Felpham
- ▶ Expansion and Development Opportunity
- ▶ 3 Bedrooms
- ▶ Garden Measuring approx. 136 ft
- ▶ Ample Off-Road Parking

Located in a sought-after area to the north of Felpham village, in proximity to the village centre and the nearby beach, this semi-detached house measures 1,289 sqft (including garage) and presents a promising opportunity for those seeking a forever home. While the property requires modernisation, it offers ample potential for personalisation and extension.

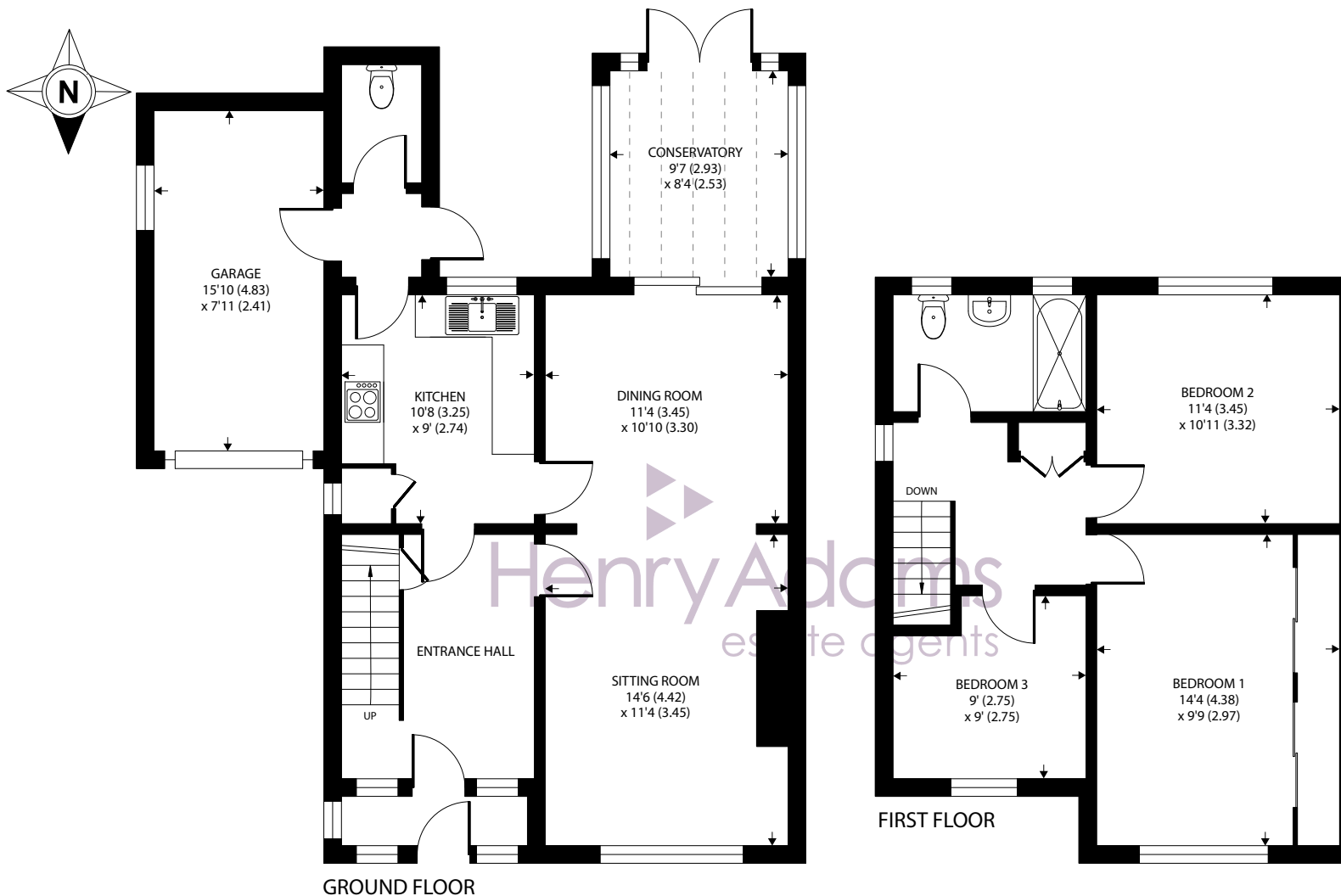
Upon entering the property, you are welcomed by a glazed entrance lobby leading to an inviting entrance hall. The sitting room, positioned at the front of the house, features a fireplace and flows into the dining room with sliding doors opening into the conservatory. The conservatory offers delightful garden views and provides access to the rear terrace. Overlooking the garden, the kitchen leads to a rear lobby with a cloakroom along with access to both the garage and garden. Upstairs, three well-sized bedrooms and a family bathroom complete the upper level.

One of the key highlights of this property is its spacious south-facing rear garden, measuring approx. 136 ft. The garden boasts a large lawn area surrounded by mature plants and shrubs, a shed and greenhouse at the far end and a terrace adjacent to the rear of the house. At the front, a driveway offers ample parking and leads to the garage.









Approximate Area = 1164 sq ft / 108.1 sq m

Garage = 125 sq ft / 11.6 sq m

Total = 1289 sq ft / 119.7 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.

Council Tax Band: D

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