



11 Sutton Close, Felpham

Guide Price £365,000

 Henry Adams  
estate agents



# 11 Sutton Close, Felpham

Neatly presented 3 bedroom semi-detached house in popular area, with garage.

- Semi-Detached House
- Sitting/Dining Room
- Kitchen / Dining Room
- Three Bedrooms
- Gardens to Front & Rear
- Driveway
- Garage
- No Forward Chain

Located in a popular residential area, this neatly presented three bedroom semi-detached house offers spacious accommodation. The property is situated in a well-established area perfect for families wishing to up or downsize.

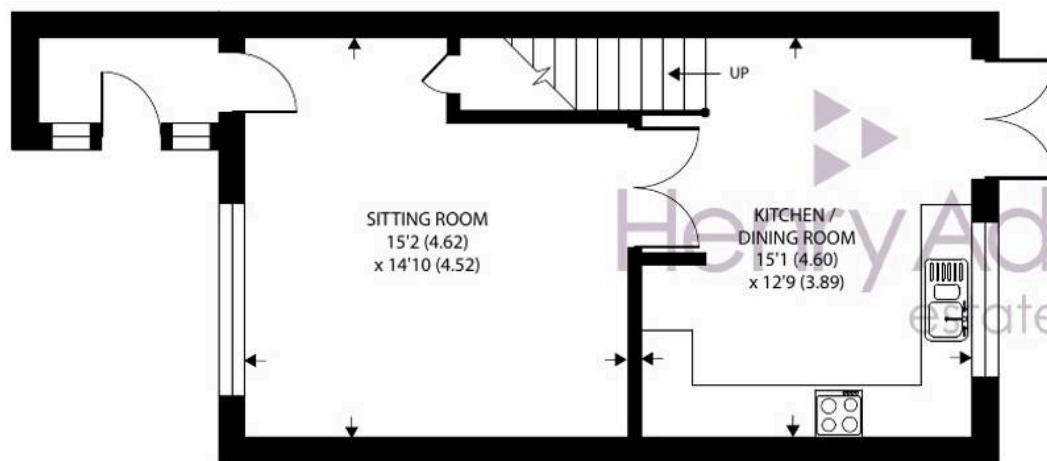
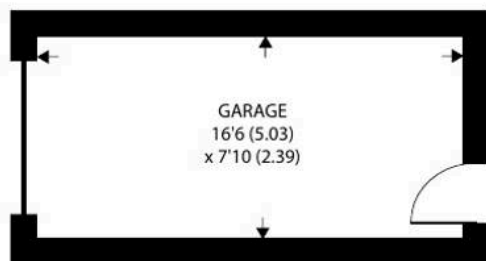
Upon entering the property you step into a generous sitting/dining room, with double doors leading to a well presented kitchen, which in turn provides access out to the garden. Ascending the staircase to the first floor, you will find the family bathroom and all three bedrooms, two of which are double rooms. The property benefits from double glazed windows, and gas heating by radiators. The vendor advises that the boiler still has the remainder of a 5 year warranty, which was installed 27.02.2021.

Outside, the property benefits from a generous garden, with a seating area at the far end. In addition the property includes a timber garden shed, off-road parking and a garage.

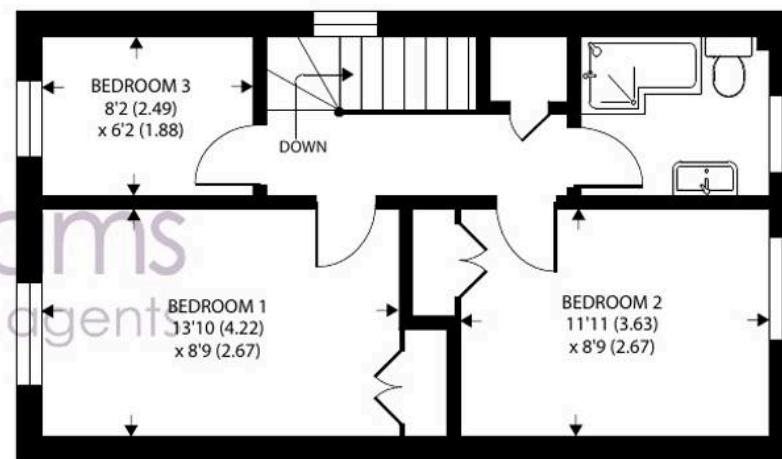








GROUND FLOOR



FIRST FLOOR

## Sutton Close

Approximate Area = 899 sq ft / 83.5 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1028 sq ft / 95.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2024. Produced for Henry Adams. REF: 1208865



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.

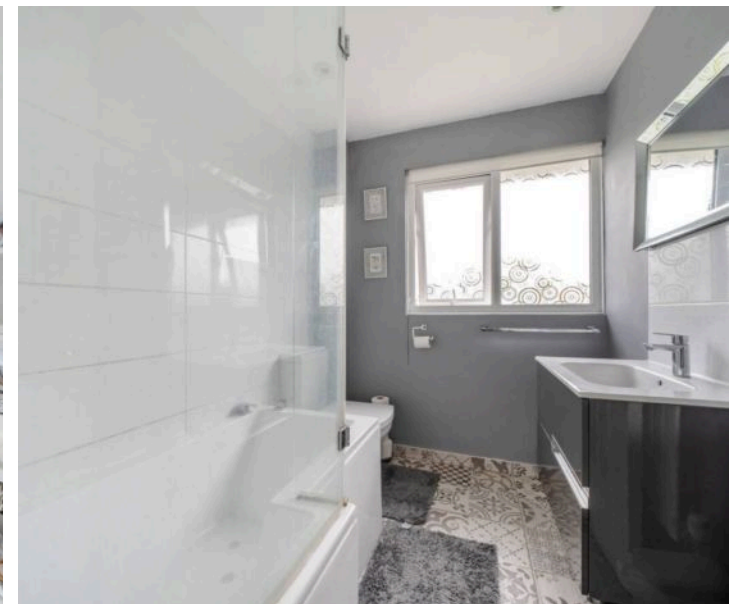
What3Words ///rapid.honey.crisp

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

07/02/25







## Henry Adams - Middleton on Sea

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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.