





33 Guernsey Farm Lane, Felpham

Beautifully presented link-detached house in sought-after area.



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- ▶ **Link-Detached House**
- ▶ **Beautifully Presented**
- ▶ **Kitchen & Utility Room**
- ▶ **Family Bathroom & WC**
- ▶ **Ample Parking**
- ▶ **1,092 Sqft (including Garage)**
- ▶ **Sitting/Dining Room**
- ▶ **Three Bedrooms**
- ▶ **Generous South Facing Garden**
- ▶ **Garage & Store**

This beautifully presented link-detached house seamlessly blends sophistication with modern comfort. Ideally situated in a popular area, this residence is particularly well-suited for families.

Upon entering the property, guests are welcomed by a warm ambience that flows harmoniously throughout. The kitchen is equipped with stylish modern shaker cabinets, an integrated oven and hob and space for an upright fridge/freezer, along with convenient access out to the rear garden. The charming sitting/dining room overlooks the garden and features double doors that lead outward. Completing the ground floor amenities are a utility room and a cloakroom.

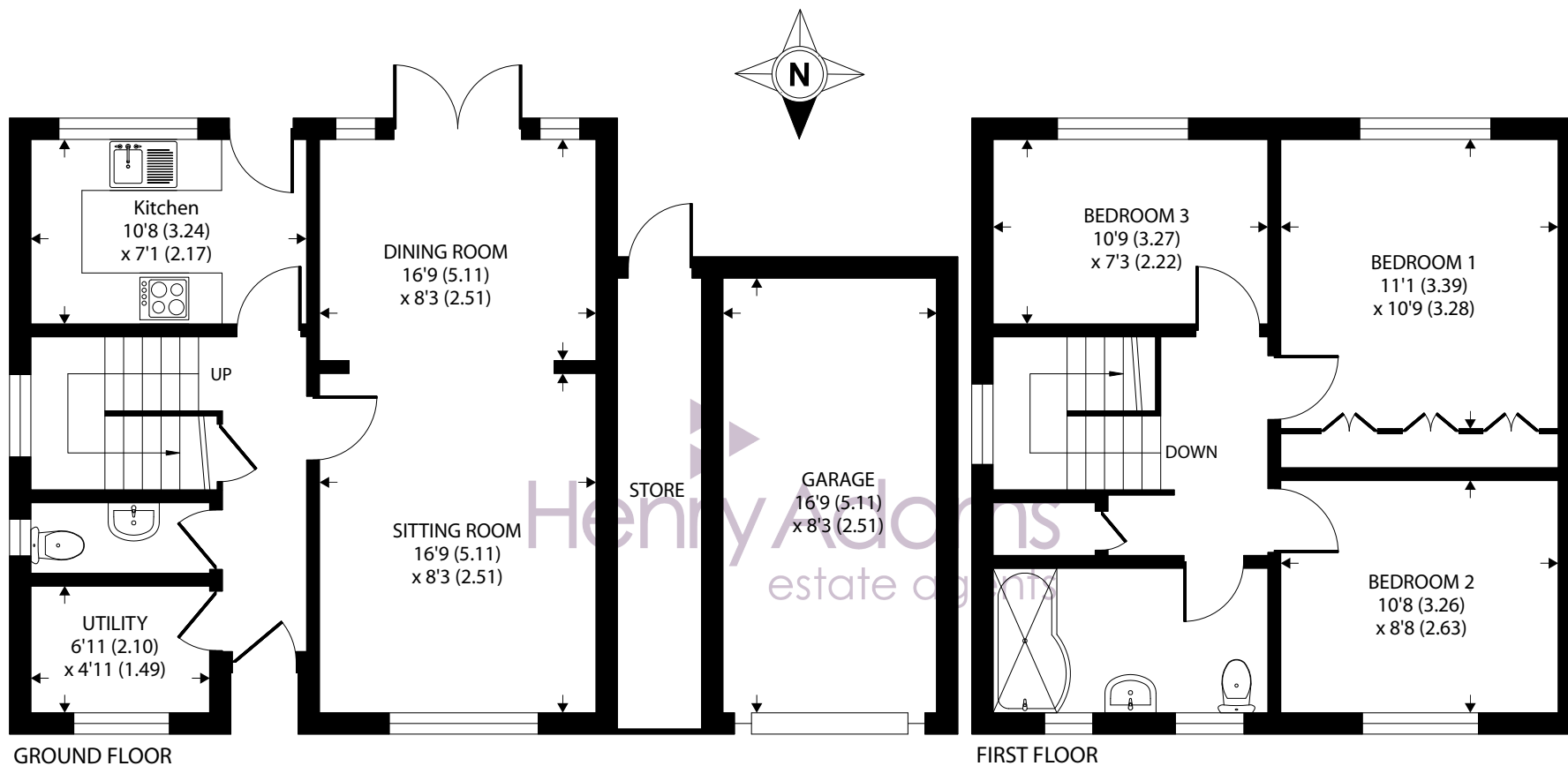
Moving to the upper level, the house offers three bedrooms - two doubles and a single - providing comfortable living spaces. These rooms share a well-appointed family bathroom.

A standout feature of this property is its expansive south-facing garden, guaranteeing a good level of privacy. Additionally, the property includes a driveway with ample parking space, leading to a garage and a separate store that extends the full depth of the property.









Approximate Area = 954 sq ft / 88.6 sq m (excludes store)

Garage = 138 sq ft / 12.8 sq m

Total = 1092 sq ft / 101.4 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

Guernsey Farm Lane is situated to the west of Middleton village centre and offers a number of local facilities and amenities including but not limited to a post office, a doctors, a pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops.

Note: In accordance with the provisions of the Estate Agents Act 1979, we confirm that the vendor of this property is related to an employee of Henry Adams LLP.

What3Words ///shave.save.harder

Council Tax Band: D

10/01/25



