



15 Bay Bridge Crescent, Felpham

Guide Price £335,000

 **Henry Adams**
estate agents

15 Bay Bridge Crescent

- Modern End of Terrace House
- Immaculately Presented Throughout
- 826 Sq Ft of Accommodation (Excluding Carport)
- 3 Bedrooms, 2 Bath/Shower Rooms
- Modern Fitted Kitchen
- South Facing Rear Garden with Hot Tub
- Double Carport & Additional Parking Space
- Views over Open Greenspace

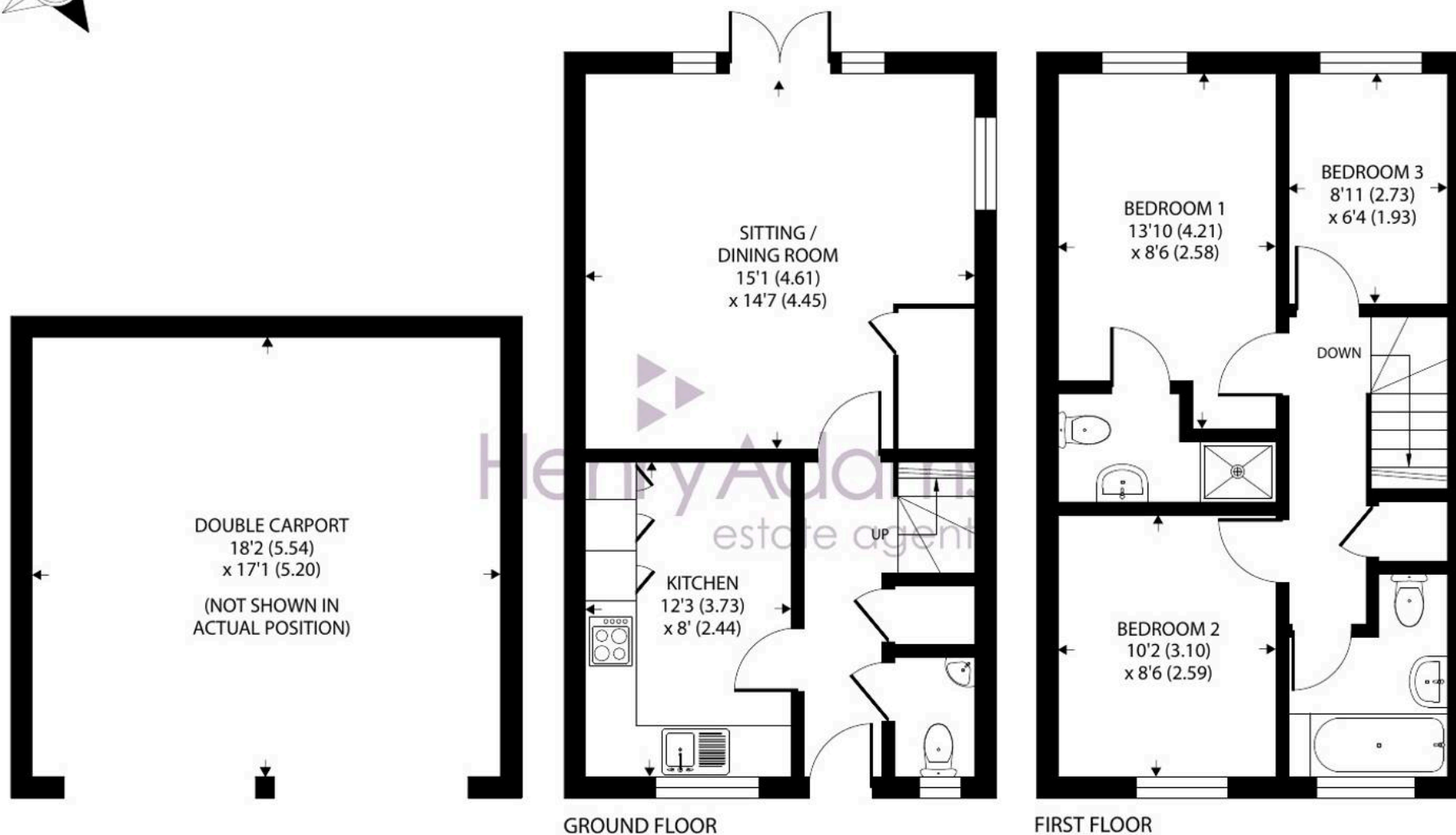
This modern end of terrace house is immaculately presented throughout and well situated on the edge of the development on the edge of Felpham and enjoying open views to the front.

Internally, the accommodation measures 826 sq ft (excluding the double carport) and briefly comprises, entrance hall with WC, a modern kitchen overlooking the green space to the front and with built-in oven, hob, filter hood and fridge freezer. To the rear of the property is the sitting-dining room which overlooks the south facing garden.

Stairs rise from the entrance hall to the first floor landing where the airing cupboard, family bathroom and all three bedrooms will be found. The principal bedroom benefits from having an en-suite shower room.







Bay Bridge Crescent, Felpham, Bognor Regis

Approximate Area = 826 sq ft / 76.7 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1340931

Externally, the rear garden has been landscaped for ease of maintenance, including an area of decking, artificial grass and a plumbed hot tub. Unusually this property also includes a double carport providing ample parking and storage options. A further parking space has been created at the end of the rear garden providing an additional parking space for an extra car, caravan or boat. An internal inspection is highly recommended to appreciate the size and presentation of the accommodation.

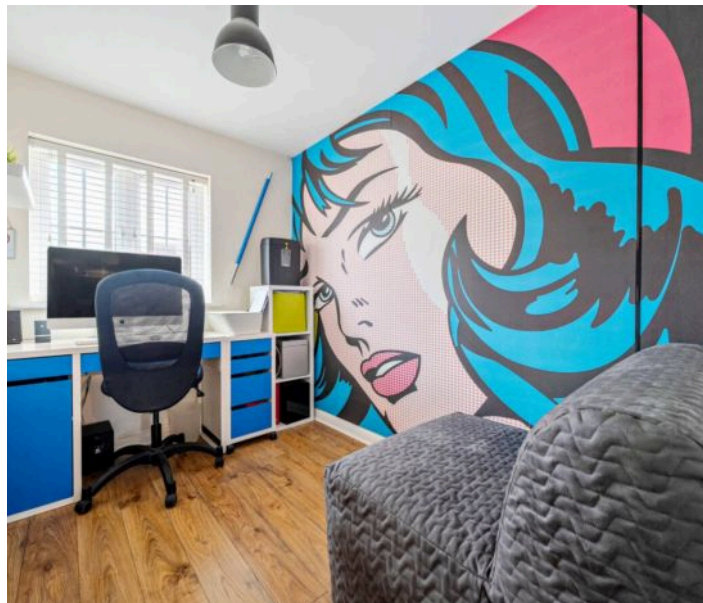
Bay Bridge Crescent is located to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range 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:///funded.after.waving

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.