





15 Bala Crescent, Felpham

An immaculate four bedroom house over three levels



- ▶ **Semi-Detached House**
- ▶ **Sitting & Dining Room**
- ▶ **Landscaped Garden**
- ▶ **Bathroom & En Suite Shower**
- ▶ **1,348 Sq Ft (Inc. Garage)**
- ▶ **Accommodation Over 3 Floors**
- ▶ **Stylish Kitchen**
- ▶ **4 Bedrooms**
- ▶ **Immaculately Presented**
- ▶ **Garage & Driveway**

This immaculate four-bedroom semi-detached house boasts a tastefully designed interior spread across three levels, catering to those contemplating an upsize or downsize.

Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy sitting room, seamlessly connected to the dining area and further to the kitchen. The kitchen is equipped with a chic array of units, complete with integrated fridge, freezer, cooker and hob, alongside provisions for a slimline dishwasher and washing machine. The dining space provides a convenient link to the rear garden through patio doors.

The primary bedroom suite is situated on the top floor, featuring an en-suite shower room and a walk-in wardrobe. The additional three bedrooms are located on the first floor and share a family bathroom.

Externally, the residence includes a driveway for off-road parking, in addition to a garage measuring over 18ft in length, with a personal access door opening to the back garden. The well-landscaped garden offers a flawless blend of a lawn area, bordered plants, a patio, and a timber bar.

Council Tax Band: D

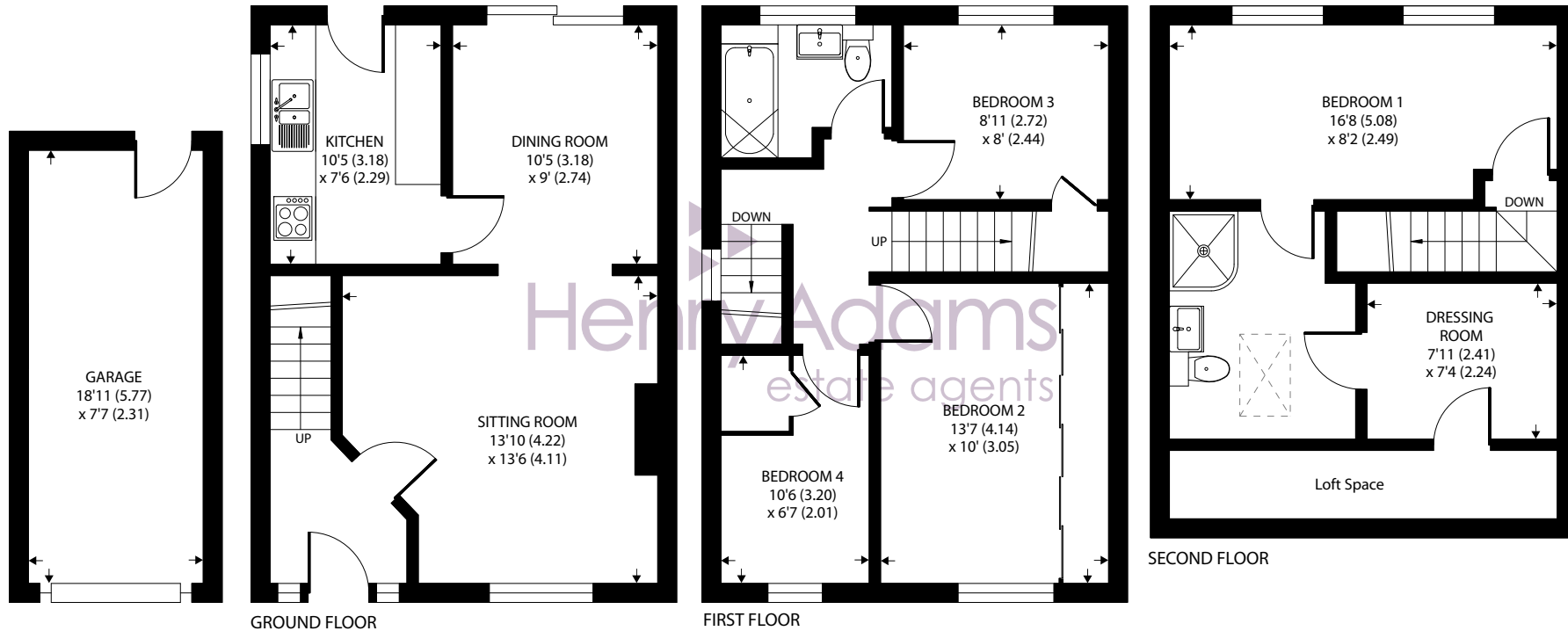






BAR





Approximate Area = 1202 sq ft / 111.6 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1348 sq ft / 125.1 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.

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