

SW

Sims Williams



20 GOLF LINKS ROAD, FELPHAM, WEST SUSSEX, PO22 8EU





**GROUND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA = 1270 SQ FT / 118.0 SQ M  
(INCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©  
Produced for Sims Williams

# £575,000 Freehold

20, GOLF LINKS ROAD,  
FELPHAM,  
WEST SUSSEX, PO22 8EU

- Detached Bungalow
- Fully Refurbished Throughout
- Three Bedrooms
- Wet Room & Bathroom
- Open Plan Living Space
- Garden Room
- Secluded Garden
- Electric Garage Door
- Off Road Parking

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = E

This immaculately presented detached bungalow, which has been fully refurbished throughout, is located within a quiet cul-de-sac in Felpham. The property is found within close proximity to local amenities, public transport links and the Beach. Felpham Beach is located 1.2 miles south of the property and boasts popular cafes and sailing clubs. The Cathedral city of Chichester is located only 7.7 miles from the property and has a range of sought after shops, cafes and restaurants.

The property has under gone extensive renovation since being purchased by the current vendors and now offers versatile, bright and modern living accommodation throughout.

Upon entering there is a hallway with large double storage cupboard and door to the left leading to the living space. To the front of the property is a bright south facing sitting room with views over the communal green in the road.

From the sitting room there is also a dining space leading on to the modern kitchen, which has a range of integrated appliances, breakfast bar, base and eye level kitchen units and side access to the garden.

Furthermore, there is a garden room with French doors allowing for access to the garden and a courtesy door to the integral garage.

To the rear of the property that is a newly installed bathroom with German cast steel

bath, W/C and wash basin additionally there is a separate fully tiled wet room with further W/C and basin.

There are three bedrooms to the rear, two of which are good sized doubles and both offer built-in storage.

Outside, to the front, is a low maintenance garden, side access to the garden and a driveway with integral garage, which boasts a newly installed electric rolling door.

The secluded rear garden is mainly laid to lawn and has established borders as well as a paved seating area.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Flansham roundabout take the exit onto the B2259 in the direction of Bognor Regis. Continue along this road taking the second exit at the mini roundabout, continuing along the B2259 until you come to a cross roads with traffic lights. Take the right hand lane and turn right onto Downview Road towards the Golf Club. Take the third left into Wroxham Way and then first right onto Golf Links Road, where the property can be found around the corner on your right.



