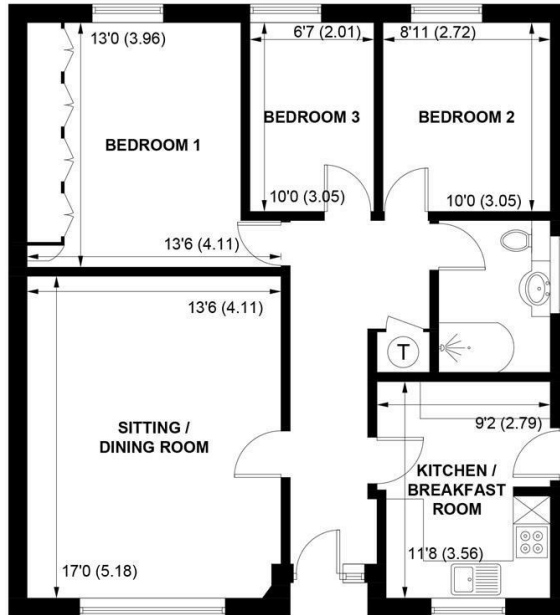


SW

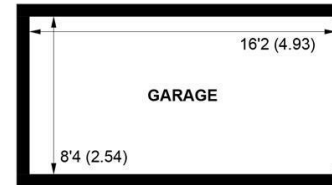
Williams



28 GUERNSEY FARM LANE, FELPHAM, WEST SUSSEX, PO22 6BU



GROUND FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 838 SQ FT / 77.9 SQ M

GARAGE = 136 SQ FT / 12.6 SQ M

TOTAL = 974 SQ FT / 90.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

£400,000 Freehold

28, GUERNSEY FARM LANE,
FELPHAM,
WEST SUSSEX, PO22 6BU

- Detached Bungalow
- Three Bedrooms
- Re-Fitted Shower Room
- Large Plot
- Wrap Around Garden
- Garage & Parking
- Quiet Location
- Close To Local Amenities
- End Of Chian

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

Guernsey Farm Lane is an established residential road located on the southern half of Flansham Park. Within close proximity, you can find local amenities, such as Flansham Park health centre, Tesco's Express as well as the villages of Felpham and Middleton-On-Sea, with their ample shops, cafés and the seafront. The Cathedral City of Chichester can be found 8 miles north of the property and boasts a comprehensive shopping precinct as well as cultural attractions, such as the Festival Theatre and the Goodwood Estate.

This property boasts a unique and large plot for the area, enjoying wraparound gardens to the north, west and southern sides of the property. Internally, the accommodation is bright and versatile.

Upon entering, there is an internal hallway leading to all principal rooms. To your right, you can find a fitted kitchen/breakfast room with space for white goods and a door allowing for side access. To the left, there is a good size, sitting room/dining room which has views over the south facing garden.

At the rear of the property, there is a refitted shower room with a white suite and vanity unit.

Furthermore, there are three bedrooms. The master bedroom is of a good size and

has a range of built-in wardrobes. Bedroom two has previously been used as a separate dining space, allowing for a more formal setting.

At the front of the property, there is an enclosed and secluded south facing garden which has a large lawn area and established borders. The side and rear garden are also secluded with lawn areas, a wooden shed and gravel seating area. Outside the property has a driveway and garage with pitched roof and power.

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 the Felpham bypass roundabout, head south on the B2259 and turn left onto Flansham Park. Continue through Flansham Park, heading south, until you see a turning on your right hand side (near the end) for Guernsey Farm Lane take this turning and head to the end, where the property can be found.

