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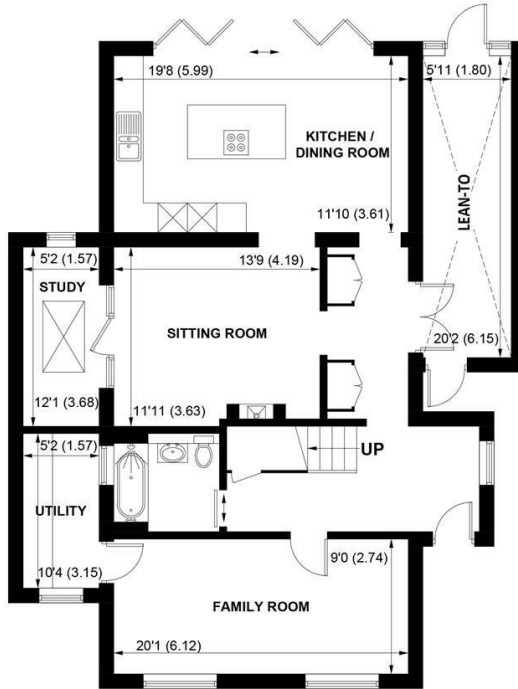
Sims Williams



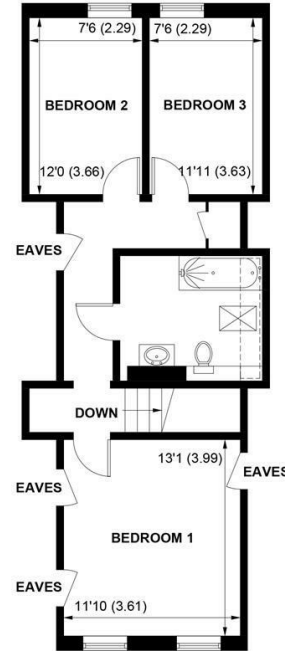
10 CROFT WAY, FELPHAM, WEST SUSSEX, PO22 6AP



 = REDUCED HEADROOM BELOW 1.5m / 5'0



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1688 SQ FT / 156.8 SQ M

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

£550,000 Freehold

10, CROFT WAY,
FELPHAM,
WEST SUSSEX, PO22 6AP

- Popular Location
- Open Plan Kitchen/Diner
- Recently Renovated
- Utility Room
- Office
- Ground Floor Bathroom
- Off Road Parking
- Private Estate
- South Facing Garden

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = C

A three bedroom, immaculately presented, detached house located on a private estate within Felpham. The property is located within close proximity to public transport, shops and restaurants. Felpham seafront can be found 1 mile away and has cafes, tennis and sailing clubs to offer. The Cathedral city of Chichester offers a range of benefits, including the city's cultural attractions, shops and restaurants. The surrounding area is also rich in natural beauty, with the stunning South Downs National Park and The Goodwood Estate.

Upon entering there is a large hallway leading to all principle rooms, at the front of the property is a spacious living room with a side door giving access to the utility room where there is space for white goods. There is also a family bathroom located on the ground floor.

Located towards the rear of the property is the second reception room boasting a feature wood burning stove and neutral decoration. The lounge provide access to the study through attractive glass double doors, the study benefits from south facing aspect and a sky lantern.

At the rear of the property is the newly fitted kitchen/diner. The kitchen has been finished to a high standard and comprises of a range of base and eye level units, it also benefits from integrated appliances. The kitchen is centred around a large island, topped with a Quartz worktop and induction hob. From the kitchen there are bi-fold doors leading onto the south facing garden.

Ascending the stairs to the first floor you are welcomed by a spacious landing leading to

all rooms with the added benefit of storage cupboards. The main bedroom is located at the front of the property, comfortably holding a double bed and floor standing storage. The bedroom also benefits from eaves space, lending extra storage space. Located at the rear are two bedrooms, with views over the garden.

Furthermore, there is a sizeable re-fitted bathroom which has a w/c, basin and shower over bath.

The front of the property there is a gravelled driveway allowing for ample parking. The rear garden enjoys a south facing aspect and is mainly laid to lawn with decked seating area and a shed with a concrete base.

Estate Charges

We have been advised by the vendors that the residents association for the estate charge £40 per annum to maintain the communal areas.

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 head south along Flansham Lane and take the second left into The Hurstwood Private Estate onto Summerhill Drive. Take the first right onto Courtlands Way and continue into Croft Way where the property can be found on your right.

