

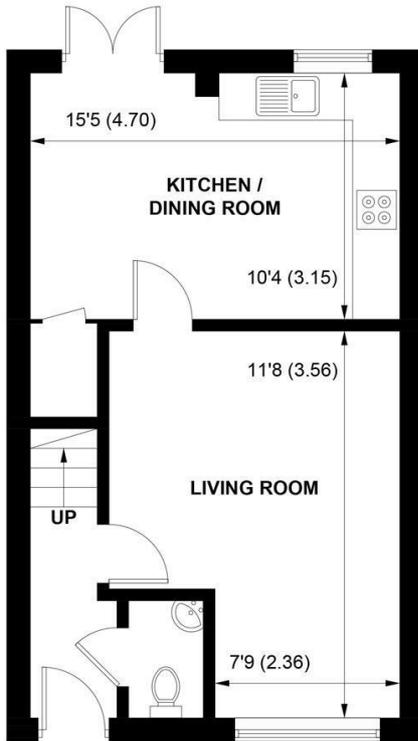
The logo for Sims Williams, featuring the letters 'SW' in a stylized, white, cursive font on a dark blue square background.

Sims Williams

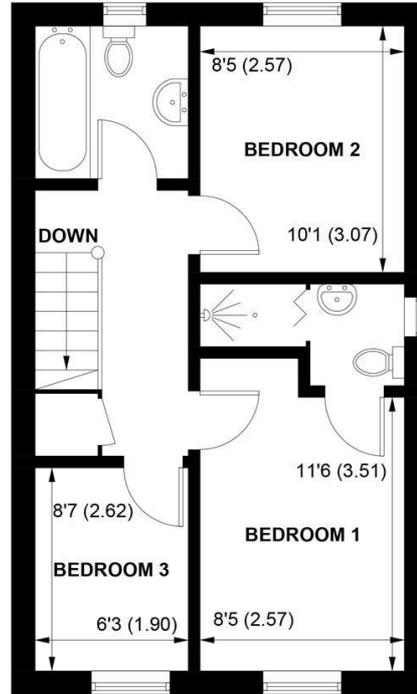


ROSEHIPS, RED BARN CRESCENT, FELPHAM, WEST SUSSEX, PO22 8FB





GROUND FLOOR



FIRST FLOOR

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

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

£325,000 Freehold

ROSEHIPS RED BARN CRESCENT FELPHAM WEST SUSSEX PO22 8FB

- Semi-Detached House
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Sitting Room
- Kitchen/Diner
- Secluded Larger Than Average Rear Garden
- Off Road Parking
- Edge Of Modern Development

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = C

Red Barn Crescent is located on the edge of a popular modern development within Felpham, within close proximity to popular local schools and amenities. There are two established primary schools within Felpham as well as a secondary school and leisure centre. The seafront and village centre is south of the property just, 1.2 miles away, the village has a range of pubs, cafes and shops.

To the north, you can find the Cathedral city of Chichester which offers a comprehensive shopping centre as well as The Festival Theatre. There is also The Goodwood Estate, which hosts the world renowned Festival Of Speed and Revival Meetings as well as horse racing and golf courses.

The property is well presented throughout and offers spacious and modern accommodation over two floors.

Upon entering there is an entrance hallway with a downstairs cloakroom and stairs to the first floor.

To the right is the doorway into a good sized sitting room with under stairs storage. To the rear is a modern kitchen/diner with ample space for a table and double doors leading to the garden.

Ascending the stairs to the first floor there is a family bathroom with a white suite,

bath, wash basin and W/C. There are also three good sized bedrooms, with the master boasting an en-suite shower room.

Outside, to the front, there is a private driveway allowing for parking for two vehicles and access to the rear garden.

The secluded garden offers a paved and decked seating area as well as a lawn. The garden itself is larger than usual for the development and backs onto single storey properties.

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 roundabout in Flansham where the B2259 & A259 meet, head west along the A259. At the second roundabout, turn left into Stanhorn Grove and proceed towards the end, where Red Barn Crescent will be found ahead of you.

