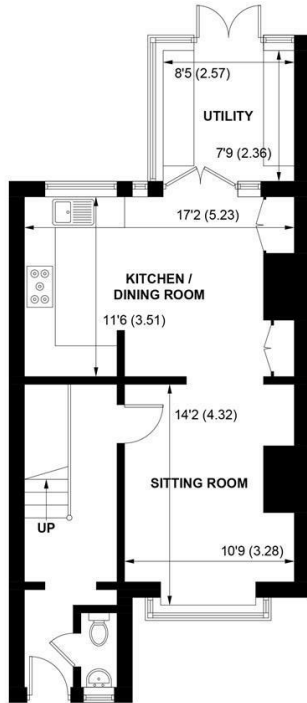


SW

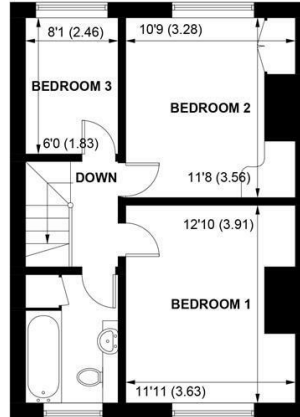
Sims Williams



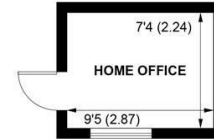
27 FIRS AVENUE, FELPHAM, WEST SUSSEX, PO22 8QA



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 978 SQ FT / 90.9 SQ M

HOME OFFICE = 69 SQ FT / 6.4 SQ M

TOTAL = 1047 SQ FT / 97.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Sims Williams

# £375,000 Freehold

27, FIRS AVENUE,  
FELPHAM,  
WEST SUSSEX, PO22 8QA

- Character Property
- Three Bedrooms
- Wood Burning Stove
- Open Plan Kitchen/Diner
- Sitting Room
- Conservatory
- Downstairs Cloakroom
- Ample Parking
- West Facing Garden

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = C

Firs Avenue in Felpham is a highly sought-after location for residents due to its attractive tree-lined road and close proximity to the seafront. Felpham village itself offers a range of local amenities, including shops, pubs, and restaurants, and the nearby town of Bognor Regis offers even more options. The area also benefits from excellent transport links, with regular bus services and train stations close by. 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.

This terraced character cottage can be found in good order throughout having been significantly improved since being purchased. The property offers spacious and versatile living over two floors whilst benefiting from an open plan design.

Upon entering, there is an extension to the front, allowing for a downstairs cloakroom and extended in the hallway. Following the hallway down, there is the stairs leading to the first floor and also a door to the living space.

The sitting room benefits from a wood burning stove as well as feature a bay window overlooking the front of the property. To the rear is a superb open plan, kitchen/diner which has a fitted oven and hob as well as base and eye-level units. The French doors leading into a conservatory - which is currently set out to house more fitted units and space for extra white goods. From the conservatory, there are further double doors leading to the garden which has a paved seating area and a pathway leading

to the lawn and wooden cabin - which is double glazed and has power and heating.

Ascending the stairs to the first floor there is a family bathroom with a linen cupboard and shower over bath, as well as three bedrooms - two of which are good size doubles with one having built-in wardrobes and both having feature fireplaces.

To the front, there is ample parking for several vehicles via private gravel driveway. There is also a wood store and storage shed.

## 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 Flansham A259 roundabout head south along Flansham Lane until you reach a further roundabout, take the second exit right onto Felpham Way. Continue until you reach a mini roundabout, where you will go straight and then immediately turn right onto Firs Avenue - where the property can be found 350 yards on your left.

