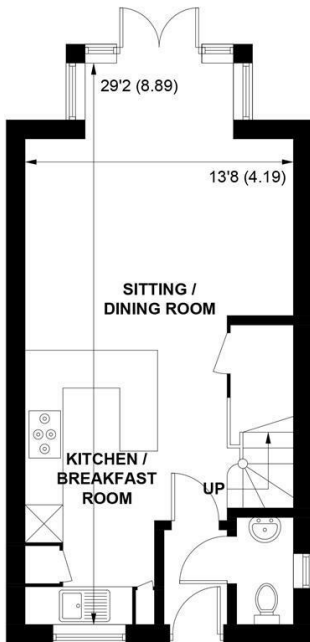


SW

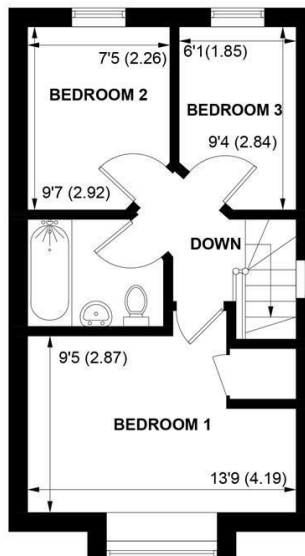
Sims Williams



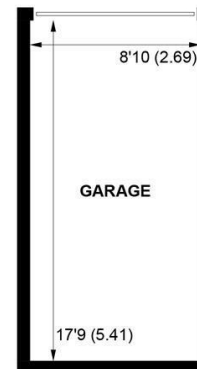
2 BLACKBERRY COPSE, FELPHAM, WEST SUSSEX, PO22 8GP



**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA = 738 SQ FT / 68.6 SQ M**

**GARAGE = 157 SQ FT / 14.6 SQ M**

**TOTAL = 895 SQ FT / 83.2 SQ M**

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

**Produced for Sims Williams**

# £310,000 Freehold

2, BLACKBERRY COPSE,  
FELPHAM,  
WEST SUSSEX, PO22 8GP

- Semi-Detached House
- Three Bedrooms
- Re-Fitted Kitchen
- Open Plan Living Space
- Downstairs Cloakroom
- Bathroom
- Private Garden
- Garage & Parking
- No Forward Chain

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = D

This well presented semi-detached home is located on a quiet road within a popular modern development in Felpham. The development is located towards the north of the village and has walking access to the beach and village centre, with its cafes restaurants and seafront. 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.

Internally the property is well presented throughout offering bright and spacious accommodation over two floors.

Upon entering the property there is a hallway where a downstairs cloakroom can be found.

The ground floor has been significantly improved by the current owners and now boasts a re-fitted modern kitchen with breakfast bar and integrated appliances - this room has been opened up into the sitting room allowing for an open plan and social living space. The sitting area has a feature bay window with French doors leading to the secluded garden.

Ascending the stairs to the first floor there is a modern bathroom with white suite and shower over the bath. The three bedrooms are of a good size with the master having built-in storage cupboards.

Outside, to the rear, is an enclosed south facing garden - which has a raised decked seating area as well as lawn and flower borders.

The house has the benefit of a garage and off road parking, which is found to the rear of the property.

## Estate Charges

We have been advised by the owner that there is an estate charge of £239.56 annually. This covers the maintenance of the green communal areas as well as the roads.

## 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

Travelling west along the A259, at the Flansham roundabout take the 2nd exit onto Charles Purley Way and the first exit at the next roundabout into Wish Field Drive. Follow the road round and take the right at the crossroads onto Blackberry Copse, where the house can be found past the right hand bend.

