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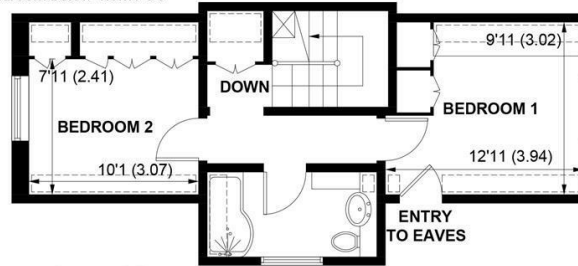
Sims Williams



11 SHIRLEY DRIVE, FELPHAM, WEST SUSSEX, PO22 8JE



 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 979 SQ FT / 91.0 SQ M

GARAGE = 141 SQ FT / 13.1 SQ M

TOTAL = 1120 SQ FT / 104.1 SQ M

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

Produced for Sims Williams

£425,000 Freehold

11, SHIRLEY DRIVE,
FELPHAM,
WEST SUSSEX, PO22 8JE

- Detached Chalet Bungalow
- Two Double Bedrooms
- Modern Fitted Kitchen/Diner
- Garden Room
- South Facing Lounge
- Downstairs W/C
- Bathroom
- Off Road Parking
- Garage

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = D

This well presented detached chalet bungalow is located within a quiet road in Felpham. The property is found within close proximity to local amenities, public transport links and the beach. Felpham Beach is located 1.2 miles south of the property and boasts popular cafes and a sailing club. The Cathedral city of Chichester is located only 7.7 miles from the property and has a range of sought after shops, cafes and restaurants.

Upon entering there is a hallway leading to all ground floor rooms. To the right is the south facing dual aspect lounge and to the left is the fitted kitchen.

The kitchen comprises; a range of base and eye level units with a range of integrated appliances and a breakfast bar. There is also space for a dining table.

Through sliding double doors from the kitchen/diner there is a garden room with access to a well maintained established garden.

The ground floor also benefits from a downstairs w/c.

Ascending the stairs to the first floor, the landing leads to two double bedrooms both benefiting from fitted cupboards within the eves. There is also a modern bathroom suite comprising; basin, shower over bath and toilet.

Externally, there is a driveway with space for two cars and a garage with an up and over door. The garage also has access via a courtesy door down the right side of the property.

The secluded rear garden is mainly laid to lawn and has established borders as well as a paved seating area.

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 take the exit onto the B2259 in the direction of Bognor Regis. Continue along this road taking the second exit at the mini roundabout, continuing along the B2259 until you come to a crossroads with traffic lights. Take the right hand lane and turn right onto Downview Road towards the Golf Club, at the end of the road turn right and the property can be found on the left.

