

SW

Steve Williams



7 FIRS AVENUE WEST, FELPHAM, WEST SUSSEX, PO22 8PZ

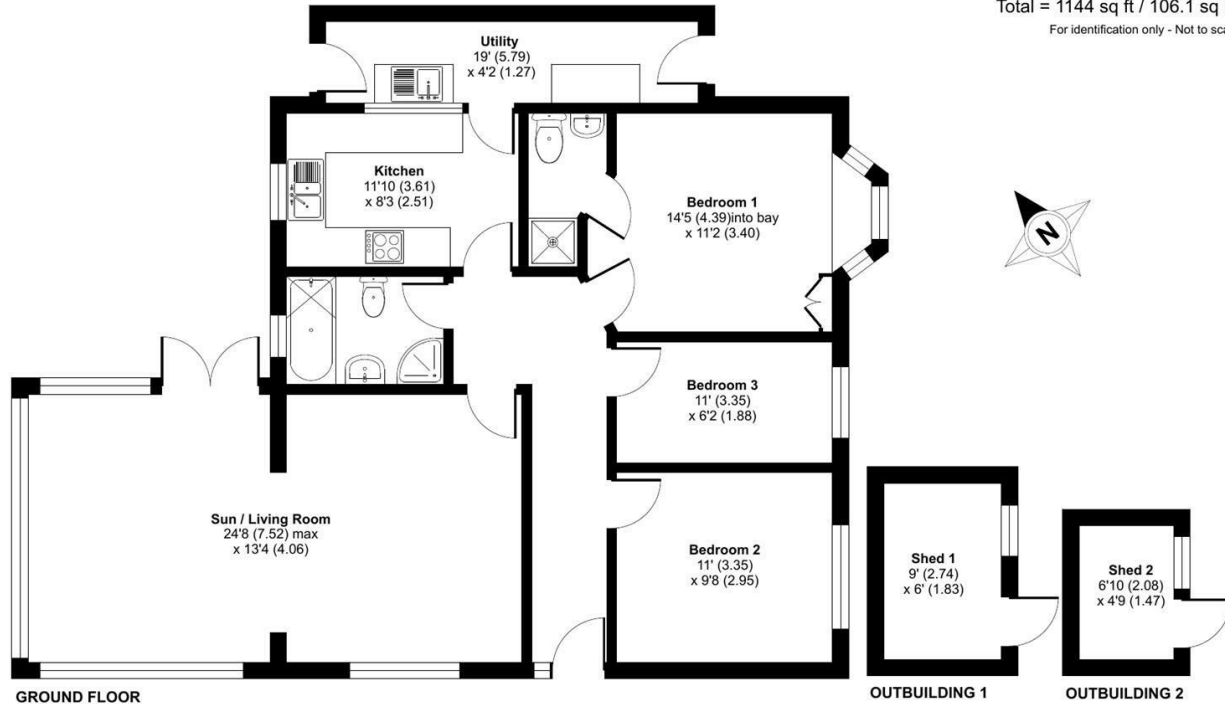
Firs Avenue West, Felpham, PO22

Approximate Area = 1057 sq ft / 98.1 sq m

Outbuilding = 87 sq ft / 8 sq m

Total = 1144 sq ft / 106.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1126153



£425,000 Freehold

7, FIRS AVENUE WEST,
FELPHAM,
WEST SUSSEX, PO22 8PZ

- Detached Bungalow
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garden Room
- Utility Area
- Quiet Cul-De-Sac
- West Facing Garden
- Off Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = D

This detached property is located in a quiet cul-de-sac within Felpham, close to local amenities as well as public transport links. Felpham Village and seafront can be found under 1 mile from the property where there are Cafes, shops, as well as sailing and tennis clubs.

The cathedral city of Chichester is located under 8 miles away and boasts a comprehensive shopping centre as well as cultural attractions, such as The Festival Theatre and The Goodwood Estate which hosts world renowned festival of speed yearly.

The property is well presented throughout and offers spacious accommodation. The property comprises; two double bedrooms and a single, all located at the front of the bungalow overlooking the front garden. The master bedroom benefits from an en-suite shower room and large bay window.

To the rear of the property is the kitchen with a range of base and eyelevel units and a door giving access into a useful covered utility area to the side of the bungalow. Next to this is the family bathroom and then the spacious sitting room that leads in to the garden room with views across the rear garden.

Outside, to the front, the garden is hard landscaped with a mature shrub border

and two storage sheds and parking for several cars.

The rear garden is west facing, a good sized lawn is edged with flower borders and there is a paved seating area. To the side of the property is another paved area with a gate into the front garden.

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 Arun leisure centre roundabout heading east on the B2259 travel for just over half a mile then take the left hand turning into Firs Avenue just before the mini roundabout. Firs Avenue West is the second turning on the left. Follow the road round to the left, the bungalow is located at the end of the road on the right hand side.

