

SW

William

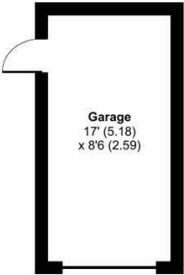
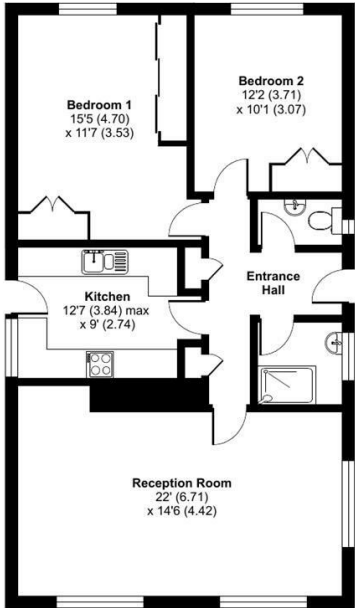


23 WALBERTON CLOSE, FELPHAM, WEST SUSSEX, PO22 8HZ

Walberton Close, PO22

Approximate Area = 893 sq ft / 83 sq m
Garage = 145 sq ft / 13.4 sq m
Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1126208



£410,000 Freehold

23, WALBERTON CLOSE,
FELPHAM,
WEST SUSSEX, PO22 8HZ

- Detached Bungalow
- Two Double Bedrooms
- Cloakroom & Shower Room
- Large Lounge/Diner
- Kitchen
- Freshly Decorated & Carpeted
- Ample Parking & Garage
- Quiet Road
- Chain Free

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

This detached bungalow, which has been fully carpeted and decorated, is located within a quiet close 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 sailing clubs. 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.

The property is well presented throughout and offers both bright and spacious accommodation.

Upon entering, there is an inner hallway that leads to all principal rooms. To your left, you will find a modern shower room with a walk-in shower, a white suite and a sink with a vanity unit. To the right, there is a separate cloakroom, also equipped with a white suite.

Furthermore, there are two storage cupboards in the hallway as well as loft access.

To the rear of the property, there are two good sized double bedrooms both of which benefit from built-in wardrobes and views over the garden.

The kitchen is spacious and includes both base and eye-level units, as well as room for appliances and a built-in oven and hob. Additionally, there is a courtesy door that leads to the side of the property and the rear garden.

To the front is a sizeable lounge/diner with two large south-facing windows, creating a bright and airy atmosphere.

Outside, at the front of the property, there is a front lawn and a block-paved driveway that can accommodate parking for several vehicles. To the rear of the driveway, there is a garage with an electric up-and-over metal door

The rear garden consists mainly of a lawn with established shrubs, a garden shed and a courtesy door leading into the garage.

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 Hotham Park roundabout continue east along the B2259, taking the first exit towards the leisure centre. At the next roundabout take the second exit, continuing along the B2259. At the traffic lights turn left onto Downview Road, then continue north, along Downview Road, and take the second right onto Outerwyke Road, where you will take the first right into Binsted Avenue. Then take the left into Warberton Close, where the property can be found approximately 200 yards on your left-hand side.

