



Sims Williams



23 MEADEN WAY, FELPHAM, WEST SUSSEX, PO22 8FA

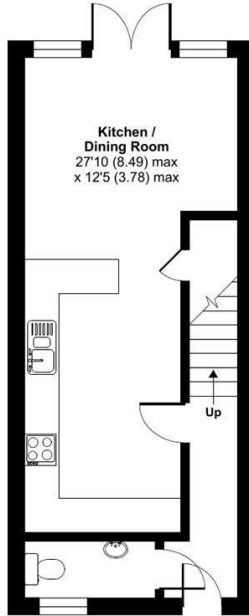




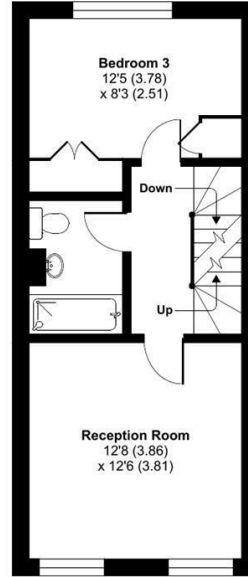
Meaden Way, Felpham, PO22

Approximate Area = 1185 sq ft / 110 sq m

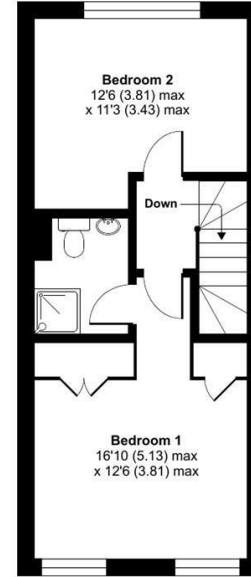
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Sims Williams. REF: 1131819



£365,000 Freehold

23, MEADEN WAY,
FELPHAM,
WEST SUSSEX, PO22 8FA

- Modern Town House
- Three Double Bedrooms
- Cloakroom
- Kitchen/Diner
- Sitting Room with Juliette Balcony
- En-Suite Shower Room
- Low Maintenance Garden
- Garage
- Off Road Parking

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = D

Meaden Way is located on a modern development within Felpham, close to both local amenities and popular schools. Felpham seafront and village can be found just 2.6 miles south of the property and boasts a host of village shops, cafes and amenities. The Cathedral city of Chichester is located 7 miles north of the property and also has popular restaurants, cafes and shops.

Internally the property is well presented throughout and offers bright and spacious accommodation over three floors. Upon entering there is a downstairs cloakroom to your left, along the hallway, also on the left, is the spacious open plan kitchen/diner. The kitchen has a range of base and wall units as well as integrated appliances and a breakfast bar. The dining area has patio doors that open onto the rear garden.

On the first floor is a double bedroom with built-in wardrobes, family bathroom with a white three piece suite. The sitting room boasts two large west facing Juliette balconies.

On the top floor, are two further double bedroom, the master bedroom benefitting from built-in wardrobes and an en-suite shower room.

Outside, the easy to maintain rear garden has two paved seating areas with the

middle area being laid to stone with a feature circular stone centrepiece. There is a side gate that leads to the garage compound, the garage is the first on the righthand side and provides an additional parking space in front.

Estate Fees

The estate fees are £110.76 a year.

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 roundabout continue along the A259 heading West, continue straight over the first roundabout and then take the first exit on the second roundabout onto Stanhorn Grove. Take the first turning on the left onto Bay Bridge Crescent, take the next turning on the right onto Meaden Way, follow this road all the way round pass the school and parkland. No. 23 is off the paved area at the junction with Dale Way.

