



GROVE LODGE

THE GROVE | FELPHAM | PO22 7EX

SW

Sims Williams

GROVE LODGE

12 THE GROVE, FELPHAM, PO22 7EX

FREEHOLD

- Detached House
- Four Double Bedrooms
- Refurbished Throughout
- Modern Kitchen/Dining Room
- Two En-Suites
- Two Bathrooms
- Spacious Garden
- Summer House
- Garage & Off Road Parking

The property is situated just 0.25 miles from Felpham village, which offers a variety of shops, cafes, restaurants, and popular schools. Direct access to the beach and promenade is less than 500 yards from the front door. The Cathedral City of Chichester is 8 miles from the property and also features popular schools, the Festival Theatre, and well-known shops.

Grove Lodge has been greatly extended and refurbished to a high standard throughout by the current owner. The accommodation is set over two floors and is versatile enough to lend itself to creating an annex if needed, subject to the necessary planning permission. From the hallway you can access all main rooms; to the front is a dual aspect living room with media wall and a family room. To the rear is a study, downstairs cloak room and a superb kitchen with dining area, utility room and boot room.

Upstairs there is a family bathroom and four double bedrooms, two of which benefit from en-suite bathrooms.

Furthermore, there are large eaves storage cupboards.

Outside, the front is paved and provides parking for several cars and access to the garage.

The rear garden is a particular feature of the property, it is mainly laid to lawn with mature shrubs and trees. There are two seating areas and a large summer house with a raised deck.



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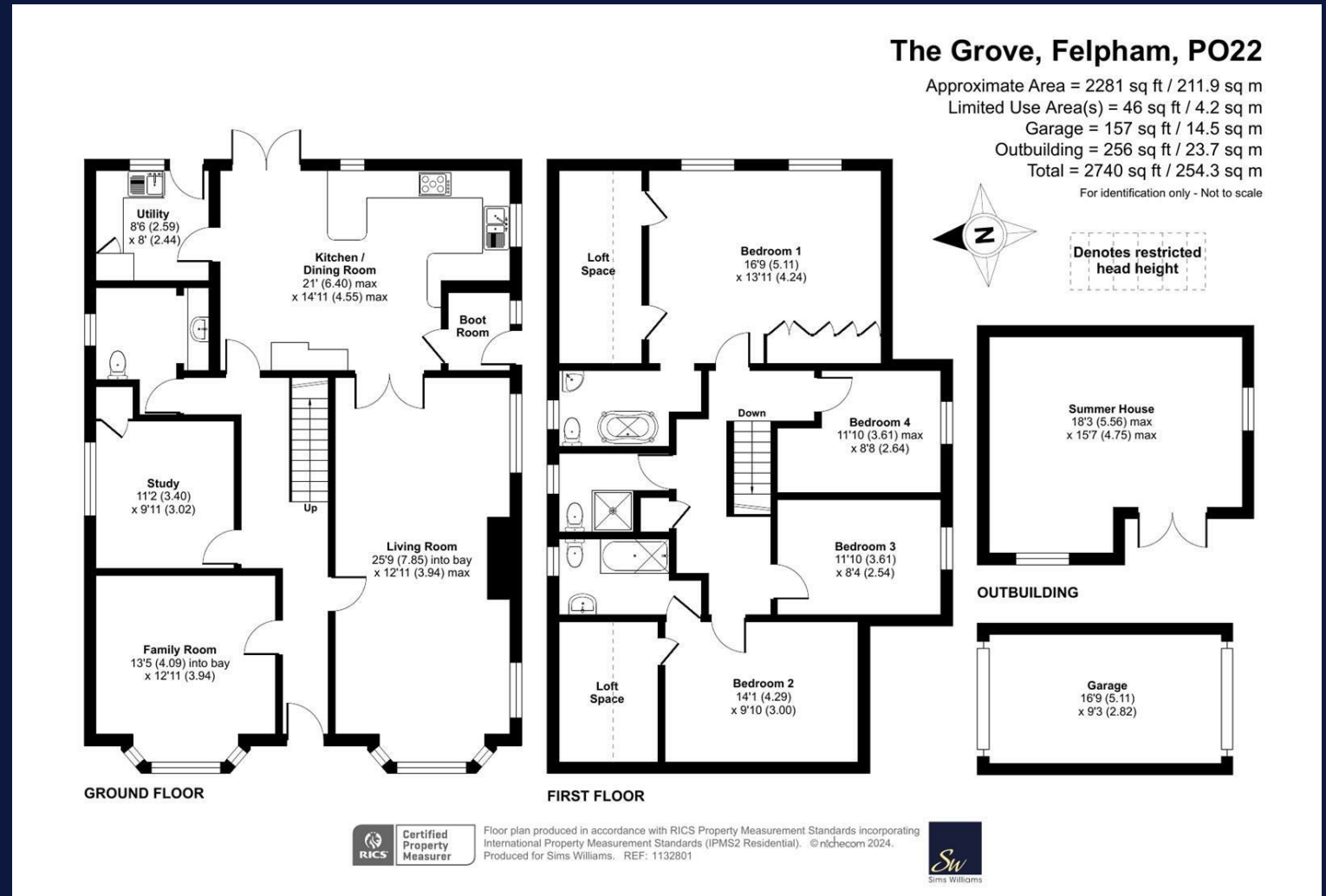
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EPC Band - Current - C Potential - B

Council Tax Band E

Head east on the B2259 from the Hotham Park roundabout, at the Butlins roundabout take the second exit onto Upper Bognor Road. Follow the road for 0.4 mile, then take the turning on the right onto Vicarage Lane. Vicarage Lane will merge into Limmer Lane, continue along for 0.3 of a mile, turn left onto Grove Road, the property will be on the right hand side.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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.

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