

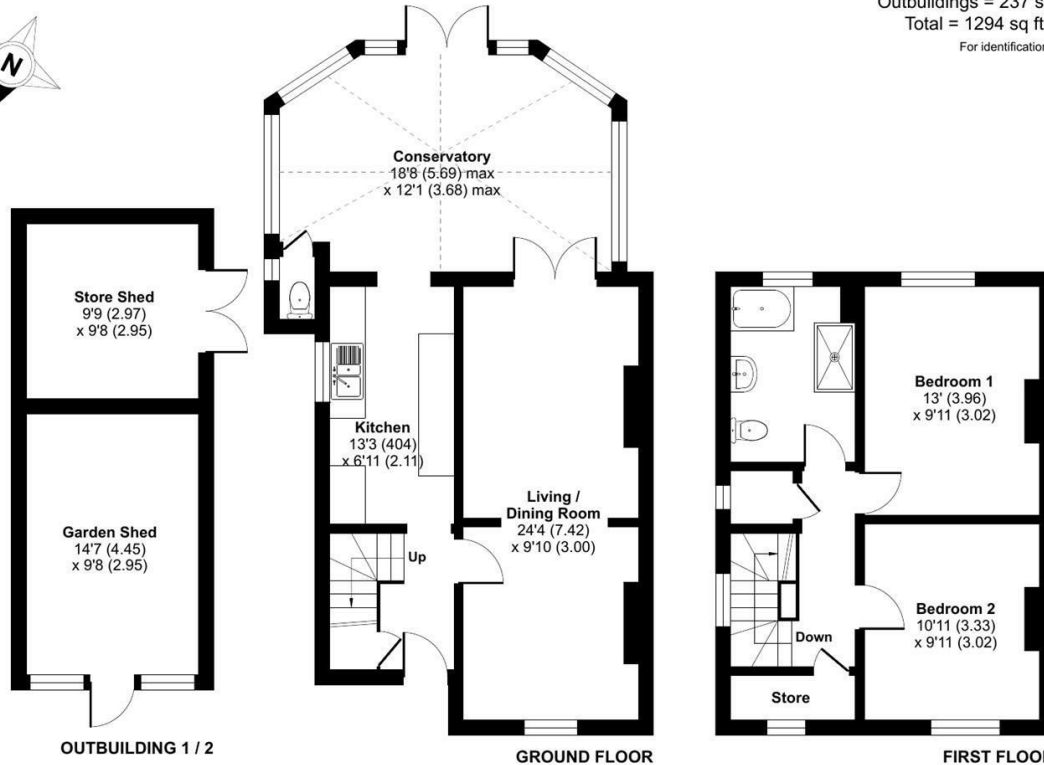
The logo for Sims Williams, featuring the letters 'Sw' in a stylized, cursive gold font on a dark blue square background.

Sims Williams



100 FLANSHAM LANE, FELPHAM, WEST SUSSEX, PO22 6AH

Approximate Area = 1057 sq ft / 98.2 sq m
Outbuildings = 237 sq ft / 22 sq m
Total = 1294 sq ft / 120.2 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). © nlichecom 2024. Produced for Sims Williams. REF: 1178956



£325,000 Freehold

100, FLANSHAM LANE,
FELPHAM,
WEST SUSSEX, PO22 6AH

- Semi-Detached House
- Two Bedrooms
- Ideal to Extend (STNPP)
- Large Lounge/Diner
- Kitchen
- Cloakroom
- Bathroom
- Large Garden
- Off Road Parking

EPC RATING

Current = D
Potential = B

COUNCIL TAX BAND

Band = C

This semi-detached house is located in a sought-after area in Felpham. The seafront is 0.6 miles away, and the village centre is 1 mile away. Felpham offers various amenities, including popular primary and secondary schools, golf, tennis, and sailing clubs, as well as restaurants, cafes, and shops. The Cathedral city of Chichester is located 8.5 miles away and features an extensive shopping centre, The Festival Theatre and sought-after restaurants.

The property is set back from the road and features off-road parking and a large rear garden, making it ideal for extension, subject to necessary planning consent.

Upon entering, there is a spacious hallway leading to all main rooms. To the right, there is a full-length lounge/diner with fireplaces, a dual aspect, and doors onto the conservatory.

Additionally, there is a kitchen with base and eye-level units, as well as a downstairs cloakroom.

On the first floor, there is a sizable bathroom and two double bedrooms.

Outside, the front features a lawn garden and off-road parking. To the rear, there is a large garden approximately 100 ft long with a paved seating area, two outbuildings, and a large lawn.

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.

From the Flansham roundabout Head south on Flansham Lane towards Felpham. The property can then be found on the left hand side opposite the play park.

