



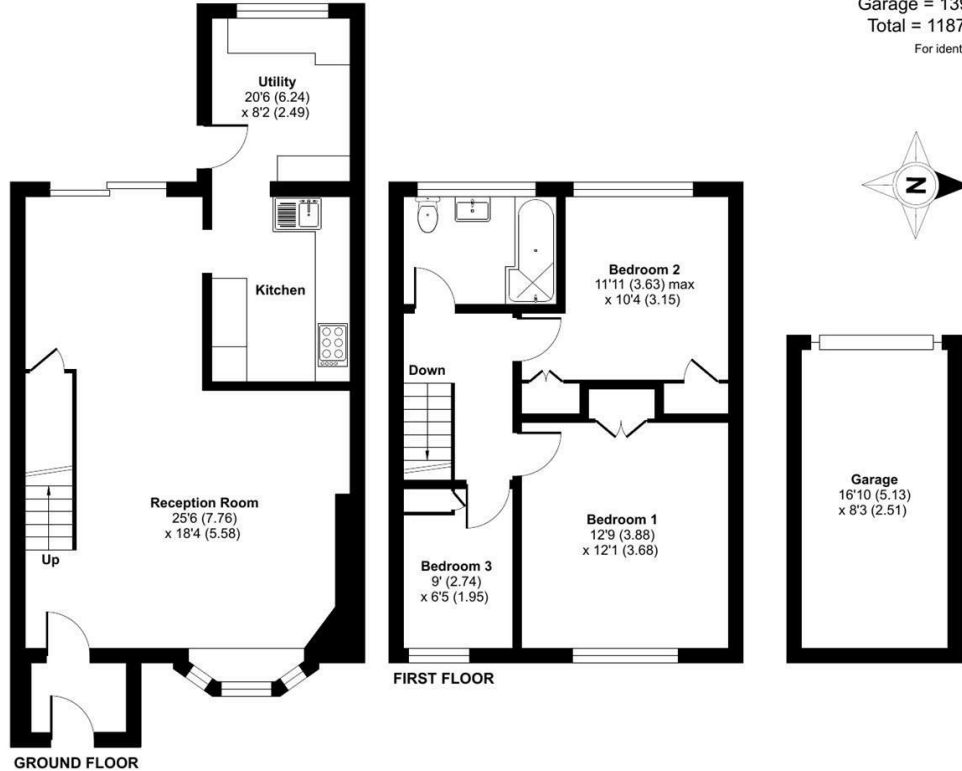
Sims Williams



4 BRUNSWICK CLOSE, FELPHAM, WEST SUSSEX, PO22 8HR



Approximate Area = 1048 sq ft / 97.3 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1187sq ft / 110.2 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). © nichecom 2024. Produced for Sims Williams. REF: 1179906



£335,000 Freehold

4, BRUNSWICK CLOSE, FELPHAM, WEST SUSSEX, PO22 8HR

- Staggered Terrace
- Three Bedrooms
- Extended To The Rear
- Kitchen/Breakfast Room
- Lounge/Diner
- Modern Bathroom
- Secluded Garden
- Garage
- Sought After Location

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = D

This three bedroom staggered terraced house is located in a popular area within Felpham. The property is within close proximity to popular schools and local amenities with Felpham village being under half a mile from the house. The Cathedral city of Chichester is 7.5 miles away and boasts popular shops, cafes and restaurants.

Internally the house offers spacious and bright accommodation over two floors and has the benefit of a rear extension.

The ground floor has a sizeable lounge/diner with ample room for seating as well as a dining table with doors onto the garden. To the rear is an extended kitchen/breakfast room with a range of base and eye level units and ample room for a table.

The first floor has a good sized refurbished bathroom with a 'P shaped' bath with shower over and three bedrooms, with the master and second being large double.

Outside, to the front, is a pleasant garden with flower borders, a pathway to the front door and a lawn. The secluded rear garden is mainly laid to lawn with a paved seating area and established border.

Furthermore, there is a garage located in a nearby compound. The garage has a up and over metal door.

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 Flansham roundabout take the exit onto the B2259 in the direction of Bognor Regis. Continue along this road taking the second exit at the mini roundabout, continuing along the B2259 until you come to a crossroads with traffic lights. Take the right hand lane and turn right onto Downview Road towards the Golf Club. Take the first right and first right again into Glynde Crescent, then take the first right onto George IV Walk and bear left onto Mornington Crescent and then Brunswick can be found on your right hand side.

