



Clarkes

Estate Agents & Lettings Agents

Guide Price Of

£350,000

Freehold

Barnfeld, Felpham, Bognor Regis, PO22 7DH



Book a Viewing

01243 861344

Bognor@ClarkesEstates.co.uk

2 Station Road, Bognor Regis, West Sussex, PO21 1QE

<http://www.clarkesestates.co.uk>



IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Follow us on



Service you deserve. People you trust.

01243 861344



What the agent says... “,,

Fabulously situated in a quiet no-through road within walking distance to the beach in Felpham, sits this well presented three bedroom home with ample parking. The property benefits from recent decoration and an updated cloakroom and shower room. Furthermore, there is a south-facing courtyard garden which would make this property particularly suitable for 'downsizers' or even as a 'lock-up-and-leave'.

The accommodation comprises an entrance hall with refurbished cloakroom off, a good sized kitchen overlooking the front garden. A generous L-shaped living space provides plenty of room for a dining area and sitting area which has an attractive skylight and French doors overlooking the courtyard. To the first floor there are three bedrooms, including the large principle bedroom with storage, a second double bedroom and a third single bedroom. Finally there is the upstairs shower room with a modern white suite and heated towel rail.

Externally, the property benefits from a garage with enough parking in front for several vehicles and for which the property owns the freehold title. This garage and parking is accessed from nearby Admiralty Close, a short path from the parking area will take you into Barnfeld and the property is situated on the right hand side. To the front there is an attractive lawn area with shrubs and flowerbeds and to the rear of the property is the paved courtyard with raised beds. There is a convenient rear access gate into the rear garden.

The property is generally up to date and modernised, with the exception of the original but serviceable kitchen. The flat roof over the porch and rear section of living room have both been recently replaced and the property benefits from double glazing and a new combi-boiler installed in 2021.

This desirable quiet no-through road location is in the heart of the village centre offering a choice of pubs, restaurants, cafes, a post office, a chemist, a leisure centre and is less than two miles from Bognor Regis town centre with mainline services to London. Viewings are highly recommended.



- **Three Bedrooms**
- **Quiet No-Through Road**
- **Generous Living/Dining Room**
- **Refurbished Cloakroom & Shower Room**
- **Garage & Off Road Parking**



Accommodation

Sitting Room / Dining Room: 21' 11" (at deepest point) x 17' 11" (6.69m x 5.47m)

Kitchen: 9' 10" x 9' 4" (3.00m x 2.85m)

Bedroom 1: 11' 6" x 10' 11" (3.53m x 3.34m)

Bedroom 2: 9' 7" x 8' 3" (2.94m x 2.54m)

Bedroom 3: 7' 10" x 6' 10" (2.41m x 2.10m)

Bathroom: 8' 1" x 6' 7" (2.48m x 2.01m)

Garage: 17' 3" x 8' 0" (5.28m x 2.46m)

