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Estate Agents & Lettings Agents

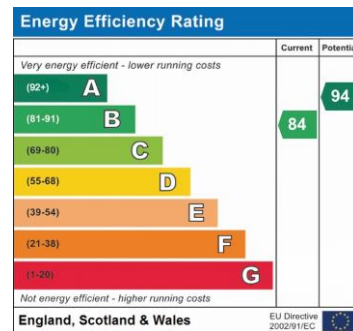
Offers In Excess Of
£375,000
Freehold

7 Stanhorn Grove, Felpham, PO22 8FP



Book a Viewing

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01243 861344



- 3/4 Bedroom Townhouse
- Flexible Accommodation
- Conservatory
- En-Suite to Main Bedroom
- Enclosed Rear Garden
- Garage & Off Road Parking



Accommodation

Ground Floor

Entrance Hall - 4.13m x 1.91m (13'6" x 6'3")
 Study / Bedroom 4 - 2.8m x 1.87m (9'2" x 6'1")
 Kitchen - 3.06m x 1.86m (10'0" x 6'1")
 Dining Area - 3.93m x 3.93m (12'10" x 12'10")
 Conservatory - 2.69m x 2.58m (8'9" x 8'5")
 WC - 1.66m x 0.89m (5'5" x 2'11")

First Floor

Lounge - 3.65m x 3.09m (11'11" x 10'1")
 Bedroom 1 - 3.01m x 3.91m (9'10" x 12'9")
 Ensuite - 2.18m x 1.54m (7'1" x 5'0")

Second Floor

Bedroom 2 - 3.8m x 3.89m (12'5" x 12'9")
 Bedroom 3 - 2.26m x 3.91m (7'4" x 12'9")
 Bathroom - 1.95m x 1.81m (6'4" x 5'11")

Garage - 5.45m x 2.74m (17'10" x 8'11")

What the agent says... “,, Material Information:

Located on the popular new build estate in Felpham is this large 3/4 bedroom semi-detached town house. Inherent flexibility in its layout allows the use of the study as a 4th (small) bedroom and options to use the main lounge or dining room on either the ground floor or first floor as suits the occupier.

Internally the property is well presented in a clean and modern style with contemporary decor. The oven was recently replaced, and the kitchen and bathrooms have worn well and are presented in good order.

Outside, there is off road parking for one vehicle in front of the garage. The garage itself has an up and over door and courtesy door to the garden. The rear garden is a comfortable size, is enclosed with close-boarded fencing and bargeboards, and has a decking area ready to take advantage of the sun.

The conservatory extension has a tiled roof and creates that 'extra bit' of space that we think makes all the difference. Viewings are highly recommended.

Council Tax: Arun District Council Band D
 Property Type: Purpose Built Semi-Detached Town House
 Property Construction: Standard
 Electricity, Water, Drainage Supply: Mains
 Heating: Gas

Broadband Type: On 13/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/engb/broadband-coverage> shows the area has Standard & Superfast available.
 Mobile Signal/Coverage: On 13/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/> shows EE, O2 and Vodafone Indoor as LIMITED and Three Indoor as None, EE, Three, O2 and Vodafone Outdoor as LIKELY.

Parking: Garage & Driveway

Estate Management: The current annual cost to cover maintenance of the Estate gardens and communal areas is £110.43 which is set in January each year for March to February. Berkley Management cost is £99.55. Total annual costs are circa £210.00 pa.

