





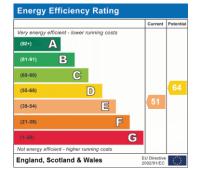






Book a Viewing

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk





















Asking Price £475,000 **Freehold**

4 Shirleys Gardens, Felpham, Bognor Regis, PO22 8LS







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

A beautifully presented high quality detached chalet style house nestled in a quiet cul-de-sac and just a short stroll into Felpham village and the seafront.

This delightful home benefits from a refitted quality kitchen with built-in appliances, 20-foot triple aspect living room, downstairs WC, conservatory, 3 bedrooms and a new bathroom (completed in 2024). Other benefits include double glazing, gas fired central heating, new boiler in 2021, ample parking and an integral garage. The south facing garden is well maintained with a good deal of seclusion, a patio area and timber shed.

The village of Felpham has a wealth of amenities including convenience stores, public houses, cafes and restaurants. Schools are close by as well as a Leisure Centre and Golf Club. Bus routes connect to Bognor Regis and other towns and cities along the coast.

Council Tax: Arun District Council Band E Property Type: Purpose Built Property Construction: Standard Electricity, Water, Drainage Supply: Mains

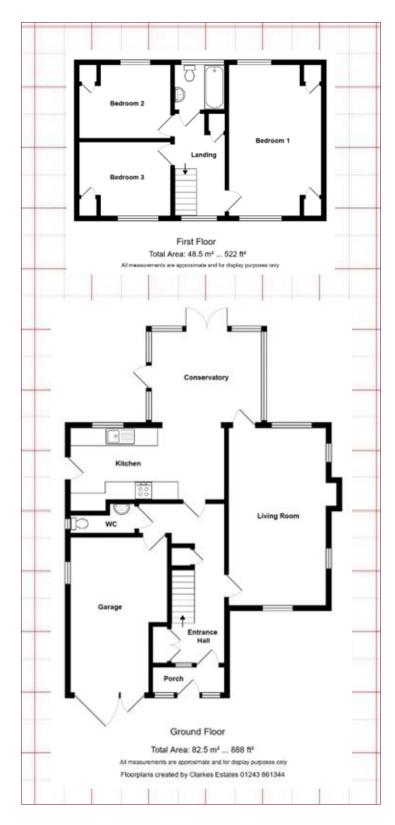
Heating: Gas Fired Central Heating Parking: Garage & Driveway

On 05/11/2024 information from the Ofcom Website shows:

Broadband	Availab	oility Max	(Down	Max Up
Standard	\checkmark	5 mbps		0.7 mbps
Superfast	✓	80	80 mbps	
Ultrafast	✓	1000	mbps	220 mbps
Mobile	Indoor		Outdo	or
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- Detached Chalet Style Home
- Three Bedrooms
- Refitted Kitchen & Bathroom
- Conservatory
- Driveway & Integral Garage
- Quiet Cul-de-Sac Location





Accommodation

Porch

Entrance Hall

Living Room - 6.15m x 3.35m (20'2" x 10'11")

Conservatory - 3.78m x 3.18m (12'4" x 10'5")

Kitchen - 5.28m x 2.44m (17'3" x 8'0")

Downstairs WC

Bedroom 1 - 5.46m x 3.35m (17'10" x 10'11")

Bedroom 2 - 3.35m x 2.67m (10'11" x 8'9")

Bedroom 3 - 3.33m x 2.67m (10'11" x 8'9")

Bathroom

Integral Garage - 5.31m x 3.33m (17'5" x 10'11")

