



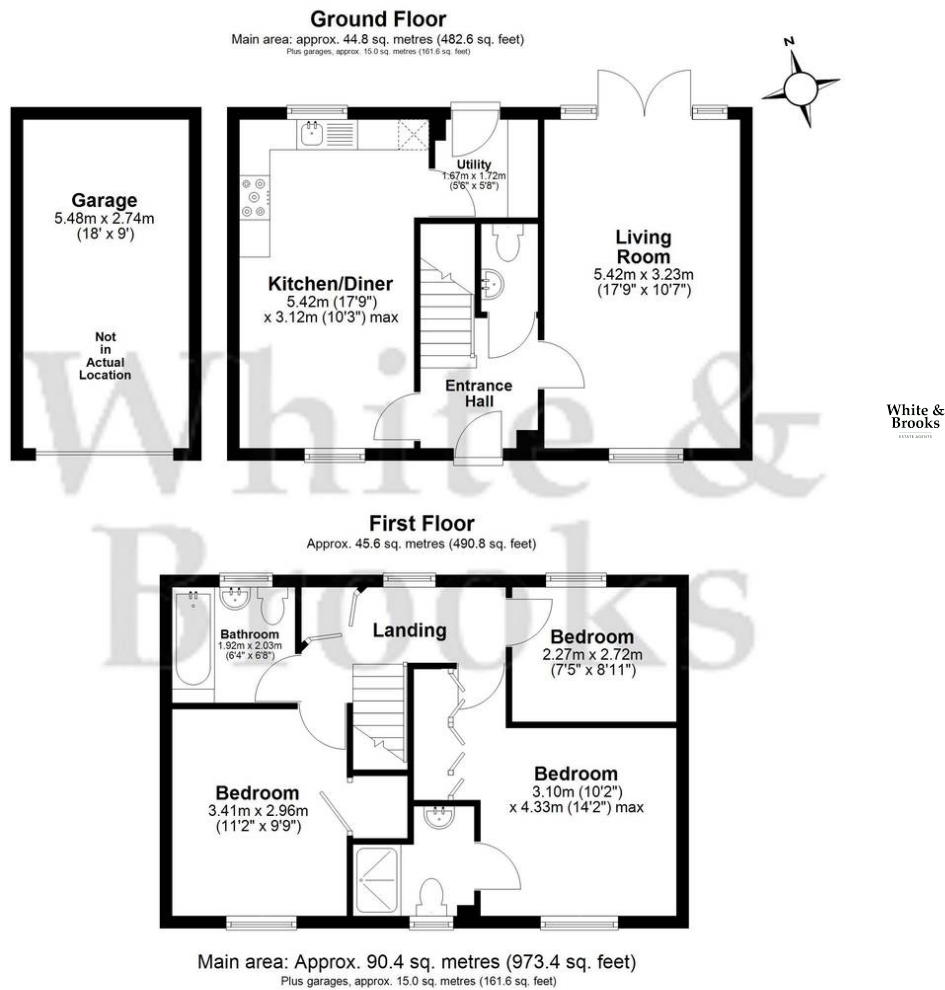
48 Blackthorn Avenue, Felpham

£400,000 Freehold

Detached Double Fronted Family Home • 3 Bedrooms • 2 Bathrooms (One En Suite) • Living Room • Kitchen with Integrated Appliances • Utility Room • Rear Garden • Detached Garage • Gated Driveway



**White &
Brooks**
ESTATE AGENTS



This plan has been produced by E Property Marketing for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms, and other items are approximate. No responsibility is taken for any error, omission, or misstatement.

Located in the sought after village of Felpham, this impressive detached double fronted 3 Bedroom offers exceptional family living with a thoughtfully designed layout. The Living Room benefits from French doors that open directly to the Rear Garden, seamlessly connecting indoor and outdoor living spaces. The modern kitchen, complete with integrated appliances and a spacious dining area, is flooded with natural light through large windows and offers ample storage, making it perfect for every-day family meals or entertaining guests.

Additional benefits include a versatile utility room with external access. As well as the Family Bathroom, the main bedroom benefits from an En Suite. Externally, the property boasts a landscaped front and rear garden, a detached garage, and a secure gated driveway providing off-road parking.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £69 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.

Council Tax Band: D

Energy Efficiency Rating: C

Agent's Note: We have not tested any equipment, fittings, or services and cannot confirm their working order. Buyers should seek verification from their solicitor or surveyor. Items shown in photos may not be included in the sale. Room measurements are approximate and should not be relied upon for ordering furniture, appliances, or flooring. These particulars are intended as a general guide only.