

“Detached House”



- ❖ Situated In The Sought After Area Of Felpham
- ❖ 4 Double Bedrooms
- ❖ Primary Bedroom With En-Suite Shower Room & Balcony
- ❖ 2 Reception Rooms
- ❖ Downstairs Cloakroom
- ❖ Family Bathroom
- ❖ Enclosed Rear Garden
- ❖ Integral Garage
- ❖ Driveway

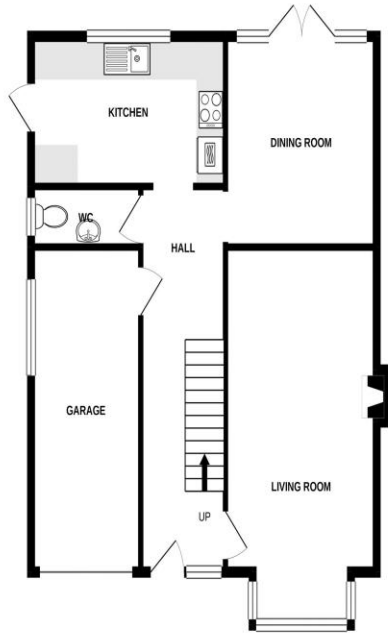
About The Property

White and Brooks are delighted to offer for sale, this detached house, situated on this sought after estate in Felpham, within easy reach of the seafront, King George V playing field, local schools and amenities. The accommodation briefly comprises to the ground floor, Living Room, separate Dining Room, Kitchen and Cloakroom and to the first floor, Primary Bedroom with En-Suite Shower Room and Balcony, three further double Bedrooms and family Bathroom. The property further benefits from an enclosed rear garden, integral garage and driveway providing off road parking. An internal viewing is essential to appreciate the location and accommodation on offer.

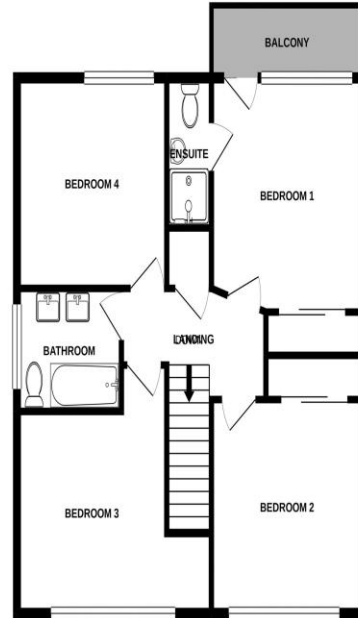


Floorplan and EPC

GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Room Details

Entrance Hall

Living Room 20' 1" x 11' 3" (6.11m x 3.43m)

Dining Room 10' 2" x 11' 4" (3.11m x 3.45m)

Cloakroom

Kitchen 7' 10" x 14' 3" (2.39m x 4.35m)

Stairs To:-

First Floor Landing

Bedroom 1 12' 0" x 11' 6" (3.67m x 3.5m)

En-Suite Shower Room

Balcony

Family Bathroom

Bedroom 2 10' 11" x 11' 4" (3.34m x 3.46m)

Bedroom 3 10' 2" x 10' 11" (3.11m x 3.34m)

Bedroom 4 11' 3" x 11' 0" (3.42m x 3.36m)

Enclosed Rear Garden

Integral Garage 17' 6" x 8' 0" (5.33m x 2.43m)

Driveway

