

**4 Shirleys Garden, Felpham,  
Bognor Regis, West Sussex, PO22 8LS  
£490,000 - Freehold**

**Glyn-Jones**



Total Area: 1391 ft<sup>2</sup> ... 129.2 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by jtm 2024.



**Detached Chalet Style House | Three Double Bedrooms | Situated In A Quiet Tucked Away Location Off Of Outerwyke Road | South Facing Garden | Modern Kitchen (Fitted in 2020) That Opens Up To A Sun Room/Conservatory | Triple Aspect Living Room | Ground Floor W.C | Re-Fitted Bathroom (Fitted In 2024) | Boiler & Radiators Replaced In 2021**

Introducing this delightful chalet style house nestled in a quiet, tucked away position at the end of a small cul-de-sac off of Outerwyke Road in Felpham. Boasting a triple aspect lounge, an inviting entrance hall with stairs to the first floor, this property offers three double bedrooms for maximum comfort.

You'll find the heart of this home in the re-fitted kitchen (installed in 2020), which seamlessly flows into a light-filled sun room/conservatory. The re-fitted bathroom/w.c (completed in 2024), ensures modern convenience throughout. Furthermore, the replacement boiler and radiators (updated in September 2021), highlight the property's attention to detail and comfort.

Presented to a very good standard, this charming property is now available for sale. Don't miss the opportunity to view this exceptional home in person and experience the lifestyle it offers firsthand. Arrange your viewing today.

**Property Information**

Tenure - Freehold

Council Tax Band - E

Energy Efficiency Rating – E51

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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Location – The property is situated in “Shirleys Garden” which is a small cul-de-sac off of Outerwyke Road and conveniently located a short walk from the village and beach.

The amenities that Felpham village has to offer include a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a leisure centre with swimming pool & gym, sailing and golf clubs.

Bognor Regis, less than 3 miles away & Barnham less than 5 miles away have a mainline train link to London with Arundel and Chichester located within a 10 mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its new National Park status offer a host of leisure and outdoor pursuits and activities.



Outside, a well-maintained south-facing garden with a patio area offers a perfect space for outdoor relaxation. In addition, there is a timber shed and greenhouse. With a driveway to the front accommodating numerous vehicles and an integral garage, complete with a 2/3 - 1/3 door (installed in August 2022), parking is never a concern.



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