



6 Ormesby Crescent, Felpham

Guide Price £450,000

 **Henry Adams**
estate agents

6 Ormesby Crescent

- Extended Detached Bungalow
- 1,291 Sqft Accommodation
- Well Presented Throughout
- Three Double Bedrooms
- Spacious Sitting Room
- Double Glazed Conservatory
- Shower Room & Separate WC
- Generous Rear Garden
- Driveway & Garage
- Quiet Residential Side Road

Situated in the desirable residential area of Felpham, just a short distance north of the village centre, this extended three bedroom detached bungalow is well-maintained throughout with 1,291 sqft of living space.

Upon arrival, you are welcomed into the entrance hall, and from here, an expansive sitting room with fireplace will be found to the right, while directly ahead lies the kitchen equipped with a range of contemporary units and room for various white goods. A generously-sized conservatory at the rear provides an additional space for relaxation or dining and looks out over the pretty garden.

Accessed from the sitting room, an inner hall connects to each of the three double bedrooms. Bedrooms one and two include fitted wardrobes, with the first bedroom also offering access to the rear garden. The spacious bathroom accommodates both a bathtub and a shower cubicle. A WC off the entrance hall completes the accommodation.









Ormesby Crescent, Felpham

Approximate Area = 1291 sq ft / 119.9 sq m

Garage = 166 sq ft / 15.4 sq m

Total = 1457 sq ft / 135.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1179900

Externally, the property benefits from a driveway providing ample parking and leading to the garage. Enclosed front-to-back access alongside the property, extends through the conservatory. The generous rear garden features well-tended borders of plants and shrubs, ensuring a high level of privacy.

Please note, the property benefits from approved planning permission (ref: FP/55/26/PL) for demolition of the garage and conservatory, extension and alteration of existing bungalow to create two separate dwellings.

The property is located just a short distance to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

What3Words ///deeper.secure.wage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.