



Bell & Blake
SALES & LETTINGS

41 Westmorland Drive, Felpham, Bognor Regis, West Sussex PO22 8NA

Asking Price £389,950

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- › Extended Semi-Detached House In Cul-De-Sac Location
- › Downstairs WC
- › Sun Room With Insulated Roof
- › Lounge Diner
- › Kitchen Breakfast Room
- › 3 Bedrooms
- › Family Bathroom
- › Westerly Aspect Rear Garden
- › Driveway And Garage

This extended family home is located in a cul-de-sac location and is beautifully presented throughout. The property boasts a westerly aspect rear garden, sun room, downstairs WC, extended kitchen, lounge diner, driveway, garage, 3 bedrooms and a family bathroom.

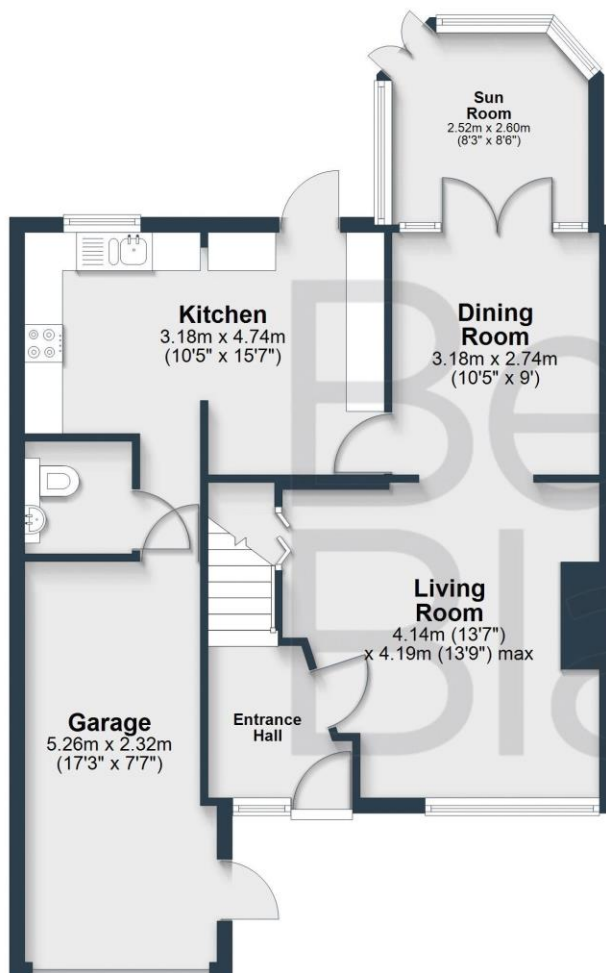
The property is located just 0.8 miles from Felpham Beach, with various other amenities within walking distance, including, shops, schools, restaurants, golf club, pubs, leisure centre and more. An internal viewing is essential to appreciate all the property has to offer.

Council Tax Band: D



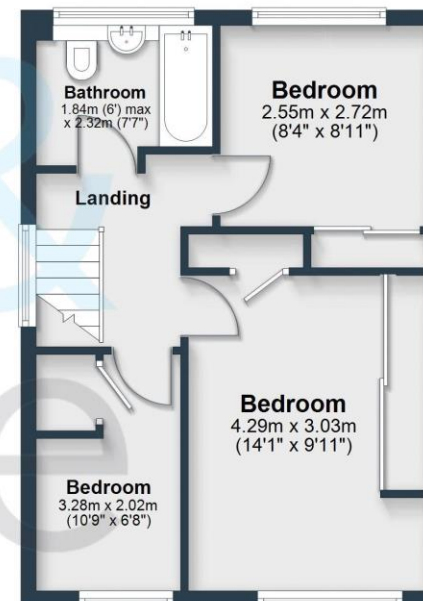
Ground Floor

Main area: approx. 54.2 sq. metres (583.5 sq. feet)
Plus garages, approx. 12.7 sq. metres (136.2 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Main area: Approx. 93.1 sq. metres (1002.4 sq. feet)

Plus garages, approx. 12.7 sq. metres (136.2 sq. feet)

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.

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	
	WWW.EPC4U.COM	

To arrange a viewing call 01243 790674 View details online at bellandblake.co.uk