



## 49 Lime Kiln Coppice, Felpham

Guide Price £330,000



## 49 Lime Kiln Coppice

- End of Terrace House
- 999 Sq Ft of Accommodation
- Lovely Tucked Away Position
- Kitchen/Breakfast Room
- Three Bedrooms
- South Easterly Garden
- Parking and Garage
- Well Presented Throughout
- Close to Local Schools

This three bedroom end terrace house is located in a modern development to the north of Felpham village. Its tucked away position overlooking trees provides a sense of privacy, and the property itself boasts a light and airy atmosphere throughout.

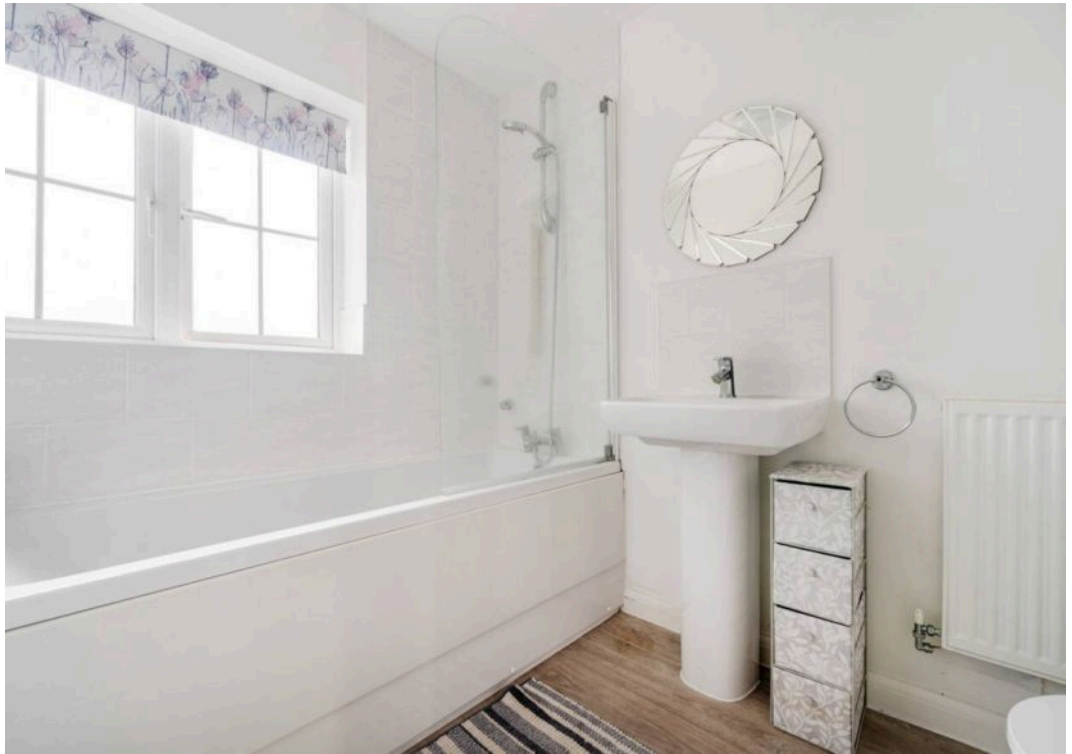
Upon entering the property, the accommodation is well-balanced, featuring a kitchen/breakfast room with ample cupboard and workspaces, as well as room for a fridge/freezer, washing machine and dishwasher, along with an integrated oven and hob. The sitting room offers garden views, with double doors allowing plenty of natural light into the space. Additionally, there is ample storage and a cloakroom/WC.

The first floor accommodates two double bedrooms and a single bedroom. The first bedroom includes fitted wardrobes and an en-suite shower room, while a family bathroom serves the second and third bedrooms.

Externally, a driveway provides off-road parking leading to a single garage with access to the rear garden. The garden, enjoying a south-easterly aspect, is mainly laid to lawn with a patio area.









The property is situated on a modern development to the north of Felpham village and within easy reach of the A259. It is also within a 10 minute walk to Downview Primary School and a 13 minute walk to Felpham Senior School. The development includes plenty of open green space and a local store.

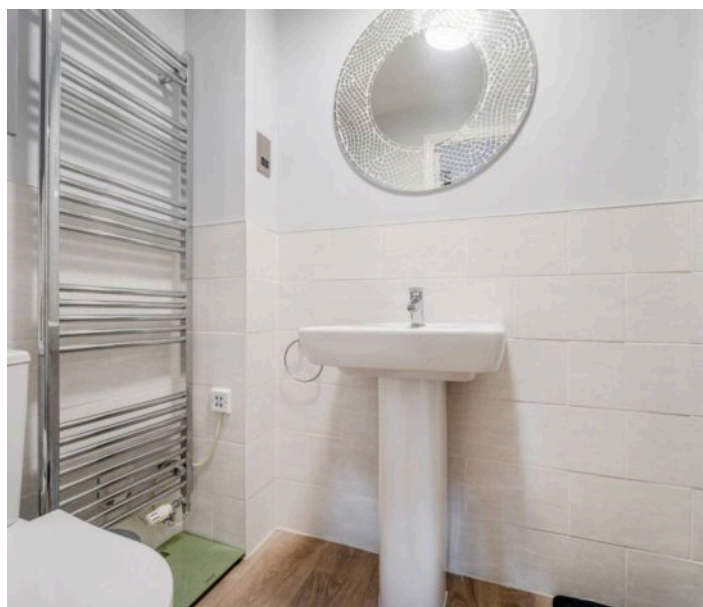
Felpham itself offers a wide range of local facilities including a leisure centre with swimming pool, golf club, Boots pharmacy and a range of useful shops, and only a 20 minute walk to the beach where you will find places to eat and drink. The town centre of Bognor Regis offers a full range of facilities 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.

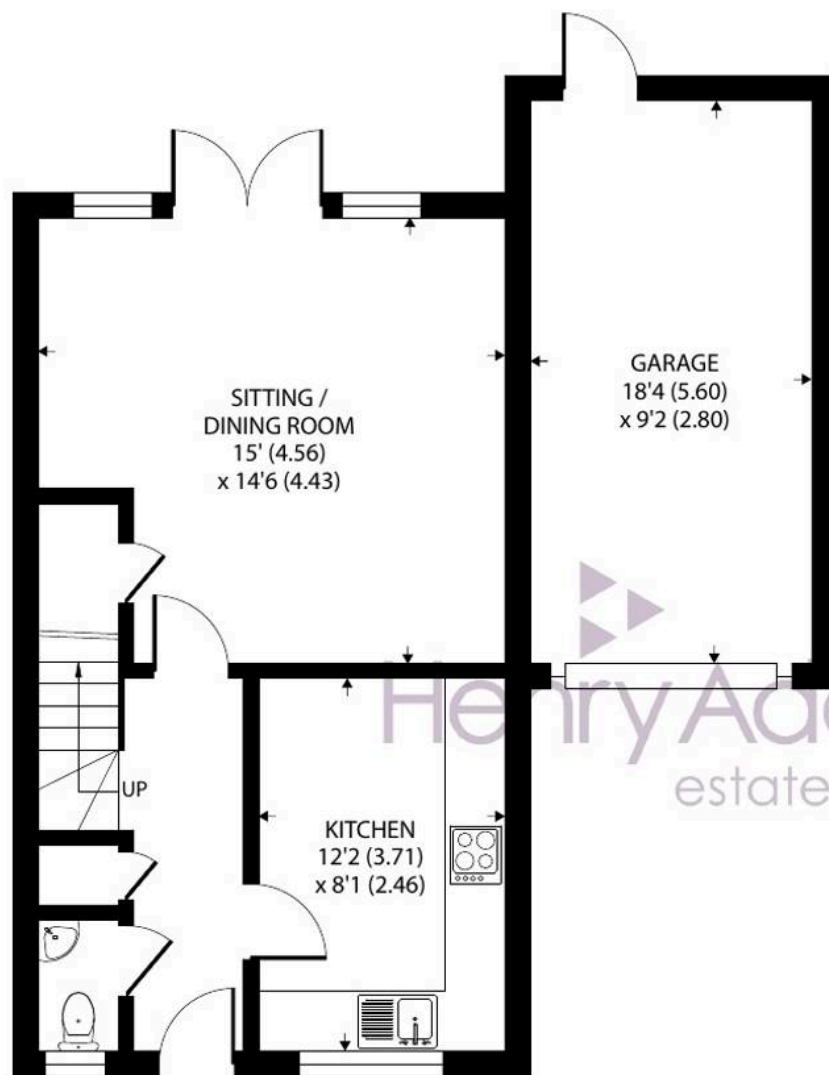
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Council Tax Band: C

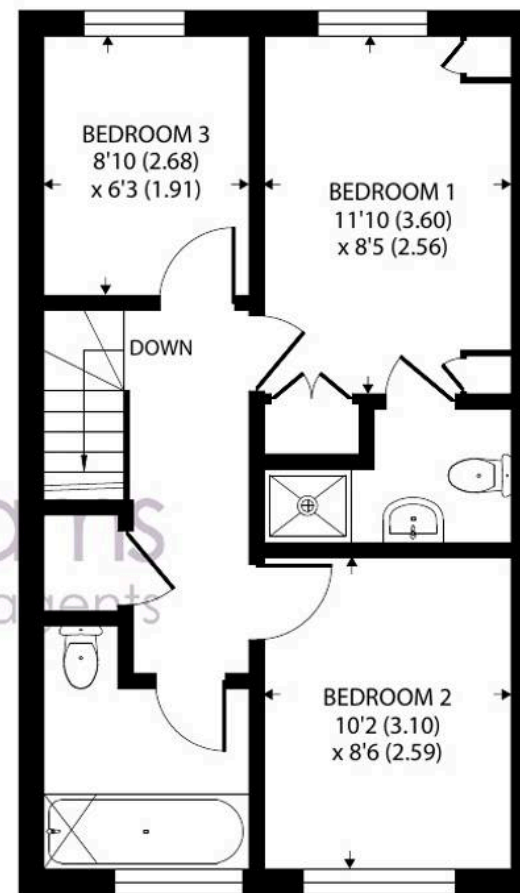
Tenure: Freehold

EPC Energy Efficiency Rating: B





GROUND FLOOR



FIRST FLOOR

## Lime Kiln Coppice, Felpham, Bognor Regis

Approximate Area = 830 sq ft / 77.1 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 999 sq ft / 92.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1327417





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