

5 Park Drive, Felpham

Guide Price £460,000

Henry Adams
estate agents

5 Park Drive

- 1,439 Sq Ft of Accommodation
- Dual Aspect Sitting/Dining Room
- Kitchen/Breakfast Room
- Double Glazed Conservatory
- Utility Room/Study
- Three Double Bedrooms
- Ground Floor Cloakroom
- Shower Room with Separate WC
- Ample Parking on the Driveway
- Private, Westerly Rear Garden

Now offered for sale with the advantage of no forward chain, this charming detached house is located within a desirable residential side road, positioned on the Felpham and Middleton borders and within approximately quarter of a mile of the Middleton village centre.

The property offers 1,439 Sq Ft of well proportioned accommodation and has been extended to create a cloakroom on the ground floor. The former garage was converted into a study/utility room and there is also a kitchen/breakfast room, sitting/dining room and double glazed conservatory on the ground floor.

Stairs rise from the entrance hall to the first floor, where three double bedrooms can be found, as well as a shower room and separate WC.

Outside, to the front of the property is a large paved driveway with shaped borders providing off-road parking for a number of vehicles. The rear garden enjoys a westerly aspect, provides a good level of privacy and is mainly laid to lawn with established borders and a patio area adjoining the property.













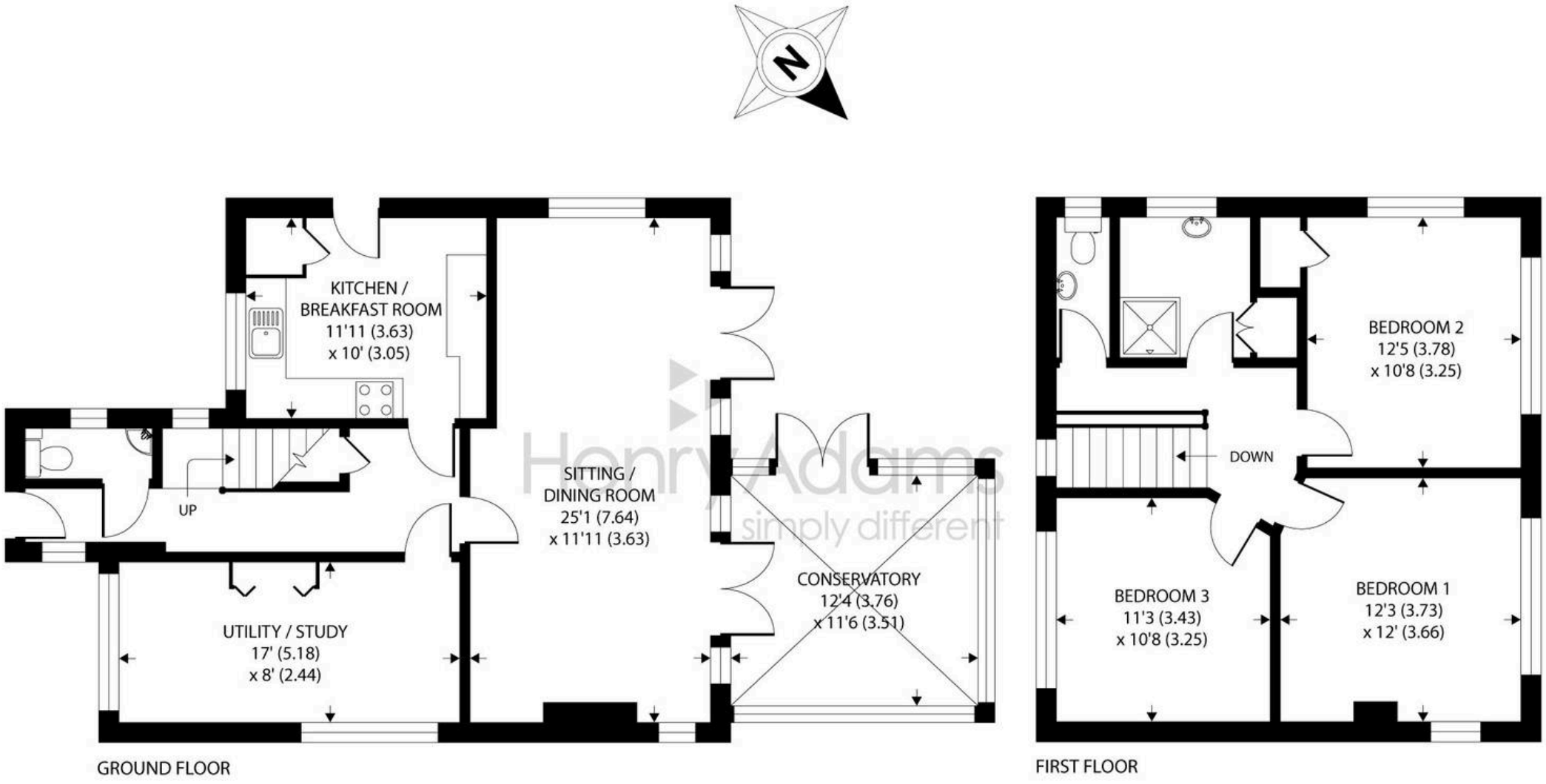












Park Drive, Felpham, Bognor Regis

APPROX. GROSS INTERNAL FLOOR AREA 1439 SQ FT 133.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Park Drive is located a short distance west of the Middleton village centre and within easy reach of the local beaches. A range of local facilities and independent shops including a post office will be found upon the parade at Middleton. The Middleton Sports Club is located on Sea Lane and is a lovely traditional club established in 1926 with cricket, tennis & squash courts, a bowling green, gym, and popular restaurant. Felpham golf club and Arun Leisure Centre with swimming pool, are also within easy reach. Further facilities will be found at Bognor Regis and the historic cities of Chichester (10 miles) and Arundel (6 miles) including a main line rail link to London Victoria.

What3Words ///sushi.crush.exact

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C









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