



12 Blackberry Copse, Felpham

Guide Price £270,000

12 Blackberry Copse

- Mid-Terrace House
- 644 Sq Ft of Accommodation
- Modern & Well Presented
- 2 Double Bedrooms
- Enclosed Rear Garden
- Nearby Car Barn

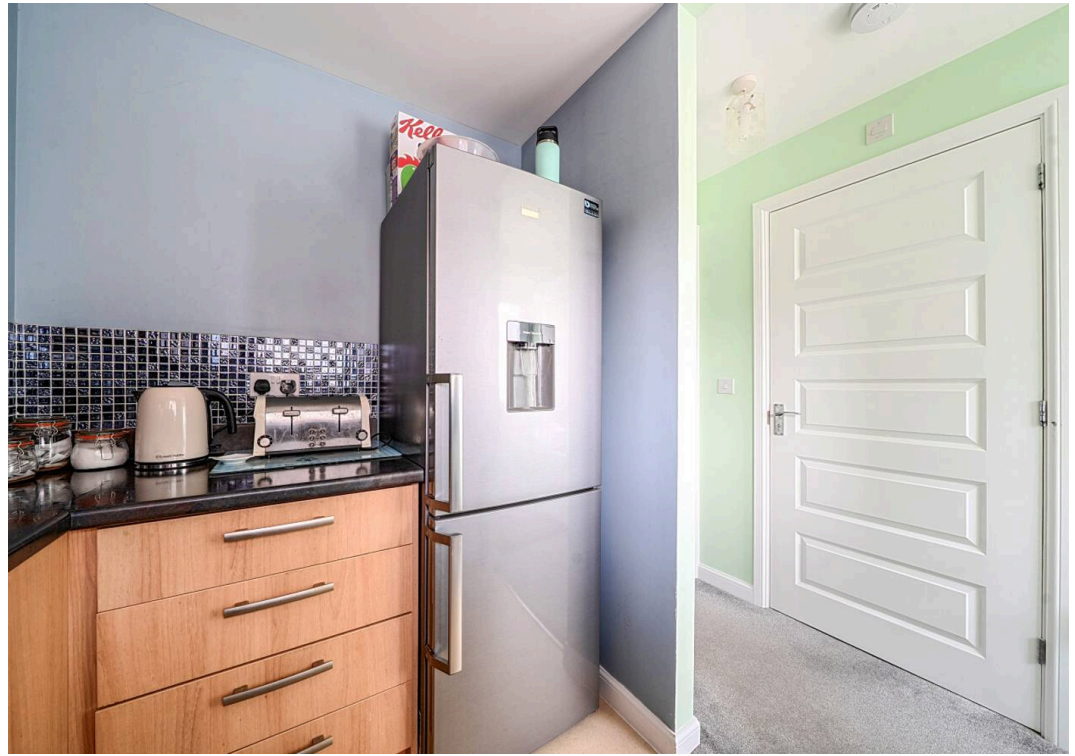
This immaculately presented two bedroom terraced house offers an exceptional opportunity for buyers seeking a stylish and contemporary home in a sought-after location.

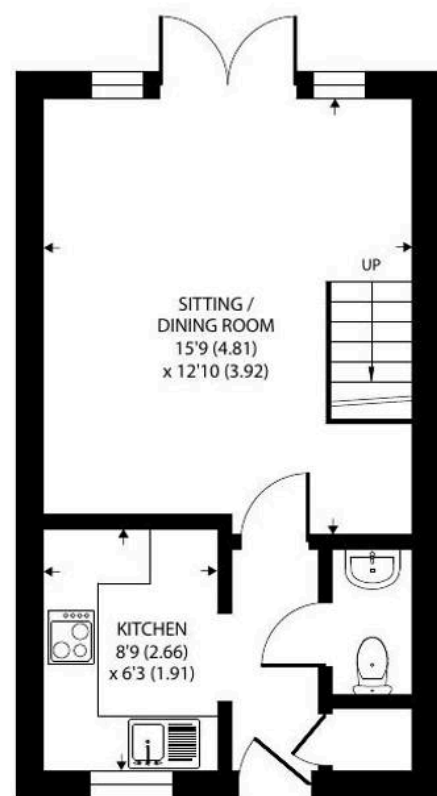
Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious and light-filled sitting and dining room. The modern fitted kitchen is thoughtfully designed with a range of integrated appliances and ample storage. A convenient downstairs WC adds to the overall functionality of the ground floor.

Upstairs, you will find two generously proportioned double bedrooms, each offering comfortable accommodation and plenty of natural light. The family bathroom is tastefully appointed with quality fixtures and fittings. The property further benefits from a nearby allocated car barn with an additional parking space in front, ensuring ease and convenience.

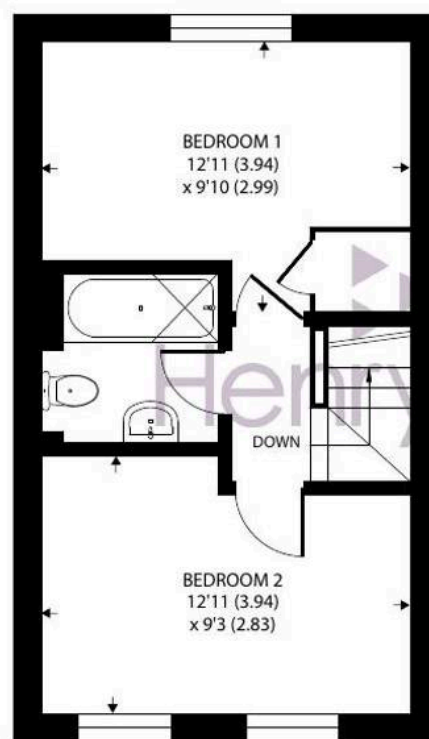
Presented in excellent decorative order throughout, this home is ready to move into immediately. Located close to a range of amenities, reputable schools, and transport links. Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.



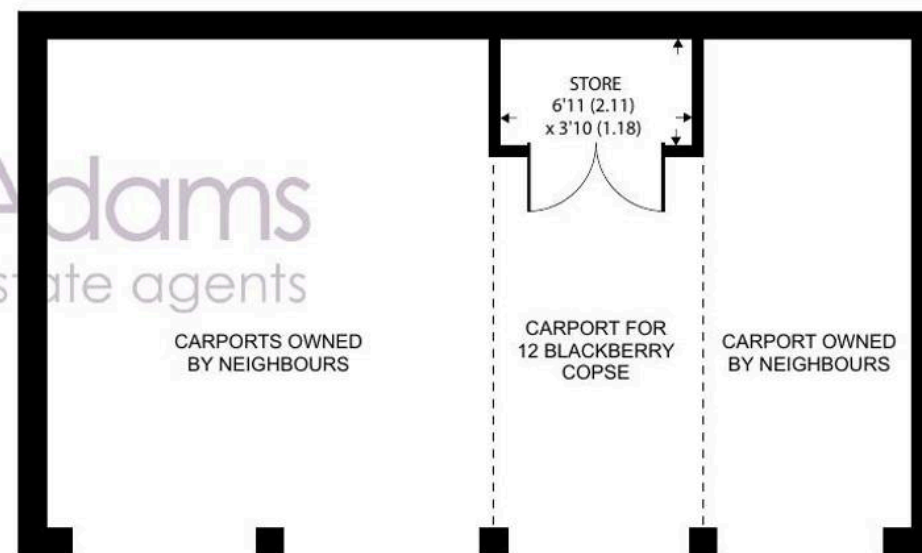




GROUND FLOOR



FIRST FLOOR



Blackberry Copse, Felpham, Bognor Regis

Approximate Area = 644 sq ft / 59.8 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). © n̄checom 2026. Produced for Henry Adams. REF: 1526507

Blackberry Copse is located to the north and on the outskirts of the pretty village of Felpham. The village offers a wide range of local facilities including schools, a medical centre, 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 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.

What 3 Words ///myself.door.print

Service Charges: Greenbelt: £122.51 p.a. and Bartley Management: £118.43 p.a.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.