



Bell & Blake
SALES & LETTINGS

24 Bursledon Close, Felpham, West Sussex, PO22 8HP

Asking Price £485,000

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- ▶ Extended detached house with generous plot
- ▶ Beautifully presented throughout
- ▶ Dual aspect kitchen diner with island
- ▶ Lounge and further reception room
- ▶ Driveway for multiple cars and garage
- ▶ Downstairs WC and first floor family bathroom
- ▶ Located around 500m from the heart of the village and just a 15 minute walk to the beach.

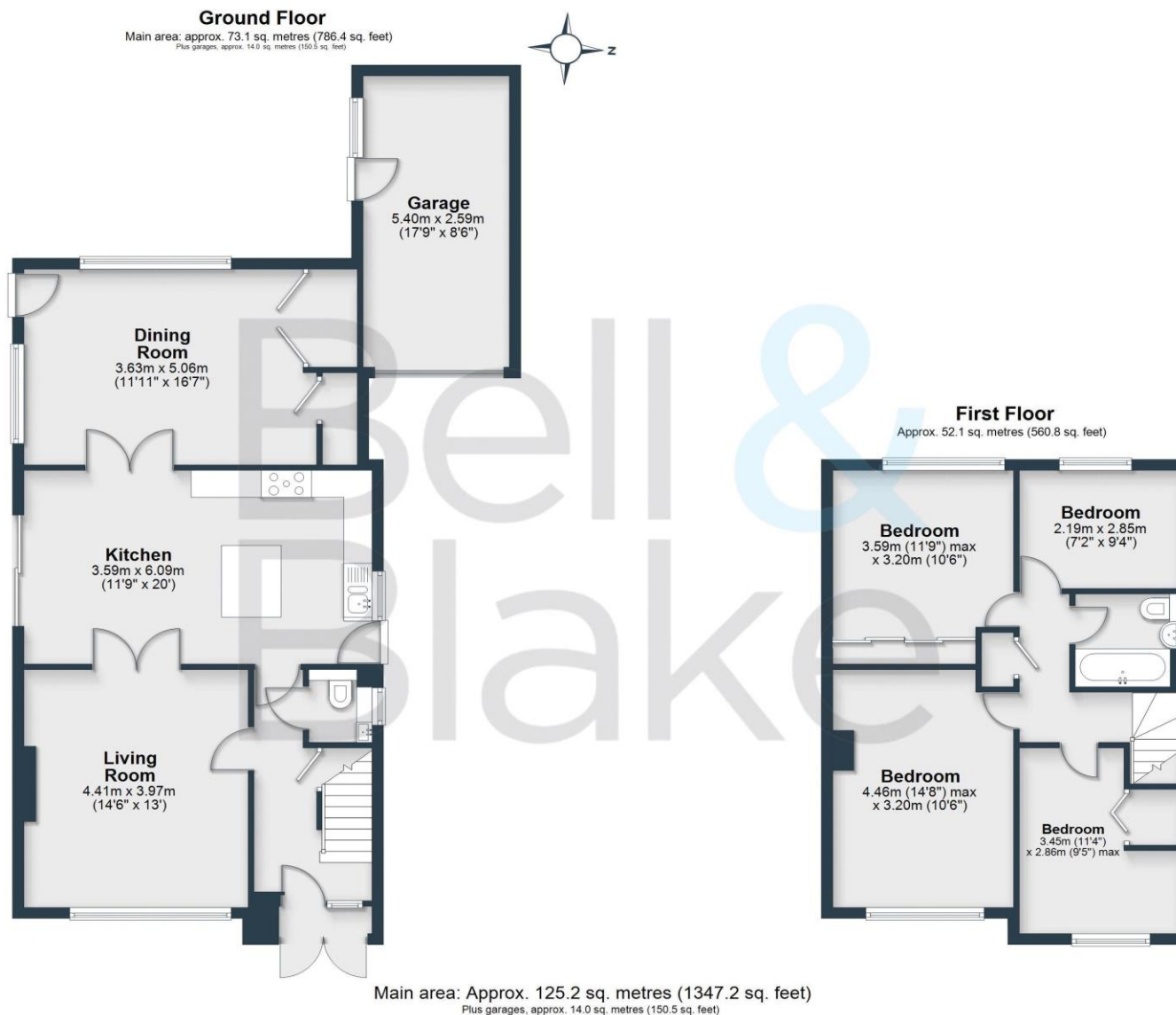
This extended beautifully presented detached family home is tucked away in a quiet cul-de-sac within the highly sought-after village of Felpham.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom, a stylish modern kitchen/breakfast room featuring a central island, a spacious living room, and a separate dining room—ideal for both everyday living and entertaining. Upstairs, the property offers four generously sized double bedrooms and a well-appointed family bathroom. Externally, the home boasts a beautifully maintained, enclosed rear garden with a combination of decking and lawn areas, perfect for outdoor relaxation. Further benefits include a detached garage and a private driveway providing ample off-road parking. An internal viewing is highly recommended to fully appreciate the quality and space this exceptional home has to offer.

Felpham Village itself provides a charming range of local amenities, including a post office, butcher, deli, cafés, pubs, and restaurants. The surrounding area is well known for its sailing clubs and marinas, catering to boating enthusiasts of all levels. The nearby cathedral city of Chichester, approximately 7 miles away, offers an extensive selection of cultural, leisure, and shopping facilities, including the renowned Festival Theatre and Pallant House Gallery. Chichester also benefits from a mainline rail service to London Victoria (approx. 90 minutes), while the easily accessible A27 offers convenient links along the south coast to Brighton and Southampton.

Council Tax Band: E





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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