

# Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£425,000

Freehold

**Broom Field Way, Felpham, Bognor Regis, PO22 8AQ**



**Book a Viewing**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**IMPORTANT NOTICE**  
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**01243 861344**



## What the agent says... “”

This beautifully presented detached family home was built circa 2012 and is located in a quiet cul-de-sac of six similarly sized properties. This modern estate benefits from a convenience store and several green spaces as well as access to nearby cycle paths. Felpham is a charming Village located directly to the east of Bognor Regis, within easy access to Chichester and Littlehampton. Further nearby facilities include shops, post offices, sought-after schools, a Golf Club, Pubs, Restaurants, a Sports Centre and the lovely Seafront promenade.

The accommodation comprises of a spacious entrance hall, leading to the generous sitting room and open plan kitchen and dining room, both of which have French doors overlooking the rear gardens. There is also a downstairs cloakroom and a study/ home office.

To the first floor there is a central landing, leading to the four bedrooms. The principal bedroom is well proportioned, with a fitted wardrobe and an en-suite shower room. There are two further good-sized double bedrooms and the fourth is a small double or large single bedroom and these are served by a family bathroom.



Externally, the property has a garage with an electric roller door and driveway in front providing space for two vehicles. Further parking for visitors can be found nearby. To the rear, the west-facing gardens have been landscaped with a patio area in the sunny position behind the garage and a decking area by the house.

The property has been well kept since new and would be ready for a new family to move into. Viewings are highly recommended.

- **Detached 4 Bedroom House**
- **En-Suite to Principle Bedroom**
- **Generous Square Lounge**
- **Study/Home Office**
- **Open Plan Kitchen/Diner**
- **Garage & Driveway Parking**



## Accommodation

Hall: 15' 10" x 6' 6" at widest point (4.84m x 1.99m)

Lounge: 15' 4" x 13' 5" at widest point (4.68m x 4.10m)

Kitchen / Diner: 21' 6" x 9' 5" (6.57m x 2.88m)

Study: 10' 4" x 5' 11" (3.17m x 1.81m)

WC: 5' 6" x 5' 0" (1.68m x 1.54m)

Bedroom 1: 13' 2" x 8' 7" (4.02m x 2.62m)

Ensuite: 7' 10" x 3' 11" (2.40m x 1.20m)

Bedroom 2: 10' 7" x 9' 3" (3.24m x 2.83m)

Bedroom 3: 13' 5" x 8' 7" (4.10m x 2.62m)

Bedroom 4: 9' 1" x 7' 2" (2.77m x 2.20m)

Bathroom: 6' 3" x 5' 8" (1.92m x 1.75m)

Council Tax Band: E

