





Strawberry Fields, 4 Flansham Mews

An immaculate detached house situated in a small private development with south facing garden.



- ▶ **Detached Family Home**
- ▶ **Sitting/Dining Room**
- ▶ **Kitchen/Breakfast Room**
- ▶ **En-Suite Shower Room**
- ▶ **Garage**
- ▶ **Small Private Development**
- ▶ **Conservatory**
- ▶ **Four Bedrooms**
- ▶ **Off-Road Parking**
- ▶ **South Facing Garden**

Forming part of a small private development of just four dwellings, this beautifully presented four bedroom detached house is perfectly situated for local amenities and bus routes. Its tucked away position provides a good degree of privacy and brings an additional sense of seclusion.

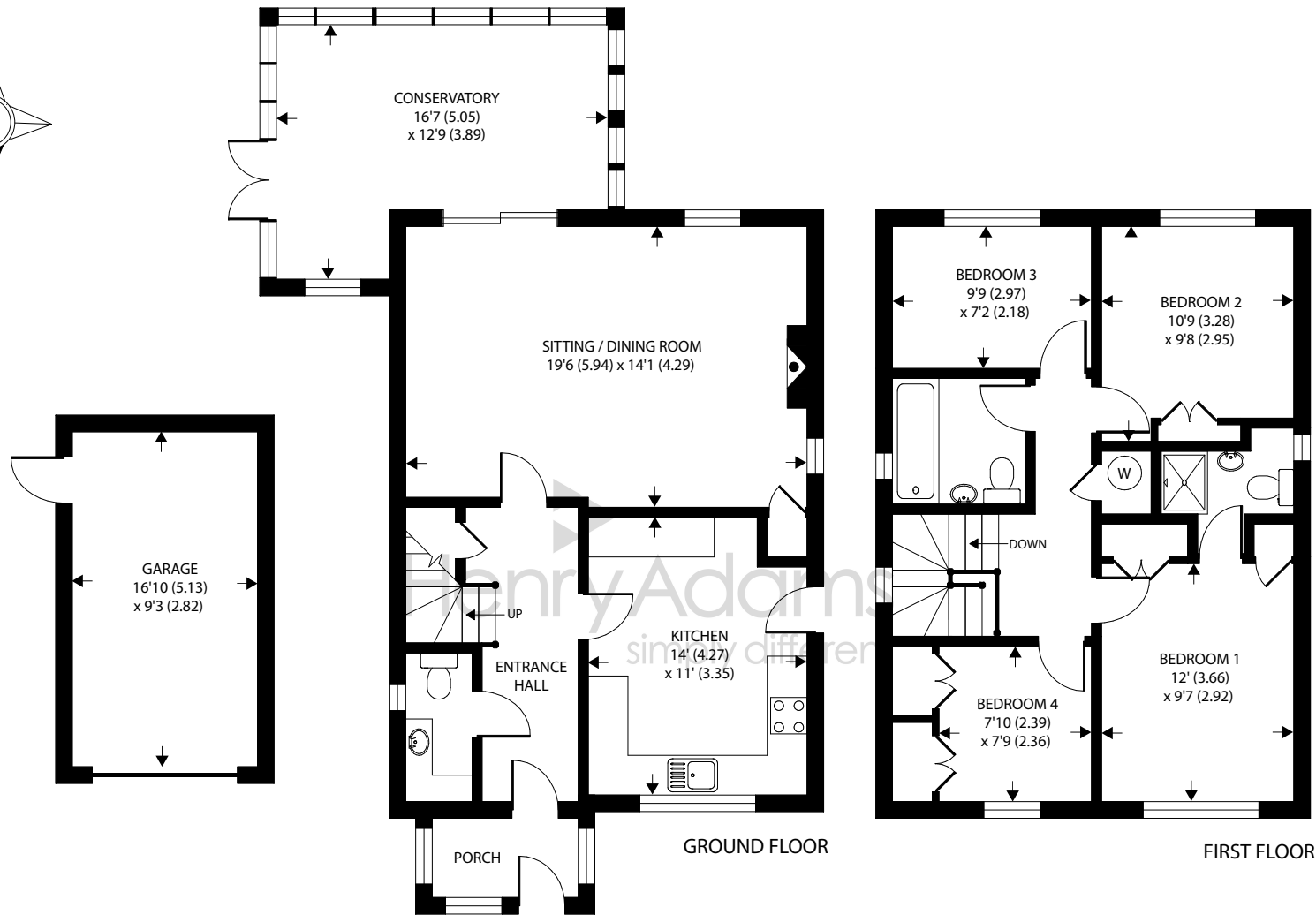
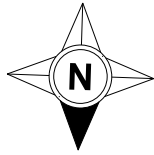
Internally, the accommodation is well designed and includes: a good size sitting/dining room which opens into the conservatory. The conservatory overlooks the pretty garden and has a vaulted ceiling which creates a real sense of space. The modern kitchen/breakfast room is fitted with a range of cream cabinetry and includes a dishwasher, washing machine, oven and hob. There is also space for an 'American' style fridge/freezer. A cloakroom is located off of the inner hallway along with an under stairs storage cupboard. From the hall, stairs rise to the first floor where all four bedrooms will be found. The principal bedroom has an en-suite shower room and fitted wardrobes and bedrooms two and four also benefit from fitted wardrobes. A family bathroom completes the internal accommodation.

Outside, a driveway provides off-road parking and leads to the garage, which has power and light. In keeping with the rest of the property, the southerly facing garden is immaculate and has many little spots in which to sit to follow the sun throughout the seasons. The garden is planted with a variety of pretty plants and shrubs and is not overlooked by any of its neighbouring properties.









Approximate Area = 1387 sq ft / 128.8 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 1544 sq ft / 143.4 sq m

For identification only - Not to scale



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.

Location

The pretty village of Felpham offers a wide range of local facilities including schools, doctors surgery, pharmacy, sports centre with swimming pool, golf club and various shops and public houses. Felpham sailing club and Middleton sports club are also nearby. The Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately 10 mile radius.

Directions

From our office in Middleton-on-Sea proceed in a westerly direction. Upon reaching the Southdowns Pub roundabout, take the second exit onto Flansham Lane. After a short distance, turn right into Flansham Mews where No 4 will be found at the end of the cul-de-sac.

Council Tax Band: E

12/10/23



