





6 Hinde Road, Felpham

An immaculate detached family home, within a quiet residential neighbourhood.



- ▶ **Detached Family Home**
- ▶ **Quiet Residential Road**
- ▶ **Sitting/Dining/Conservatory**
- ▶ **Southerly Rear Garden**
- ▶ **Well Presented Throughout**
- ▶ **Four First Floor Bedrooms**
- ▶ **Dining Room/Play Room/Office**
- ▶ **Driveway and Garage**

This well presented family home is located within a quiet residential neighbourhood and conveniently positioned between the village facilities at both Felpham and Middleton-on-Sea.

The property offers 1,562 sqft of accommodation including the garage. The ground floor features an impressive open plan sitting/dining/conservatory, which in turn leads out to the southerly rear garden. In addition, the modern fitted kitchen leads onto an additional reception room which could be utilised for a number of uses such as a formal dining room, home office or play room. A cloakroom completes the ground floor.

Stairs from the entrance hall rise to the first floor where the family bathroom and all four bedrooms will be found. Three of the bedrooms are double rooms, whilst the principal bedroom benefits from two built-in cupboards.

Outside, the gardens are a delightful feature of the property with the rear garden being mainly laid to lawn with a large decked area, two store sheds whilst enjoying a southerly aspect. The front garden includes a driveway which leads to the attached single garage.

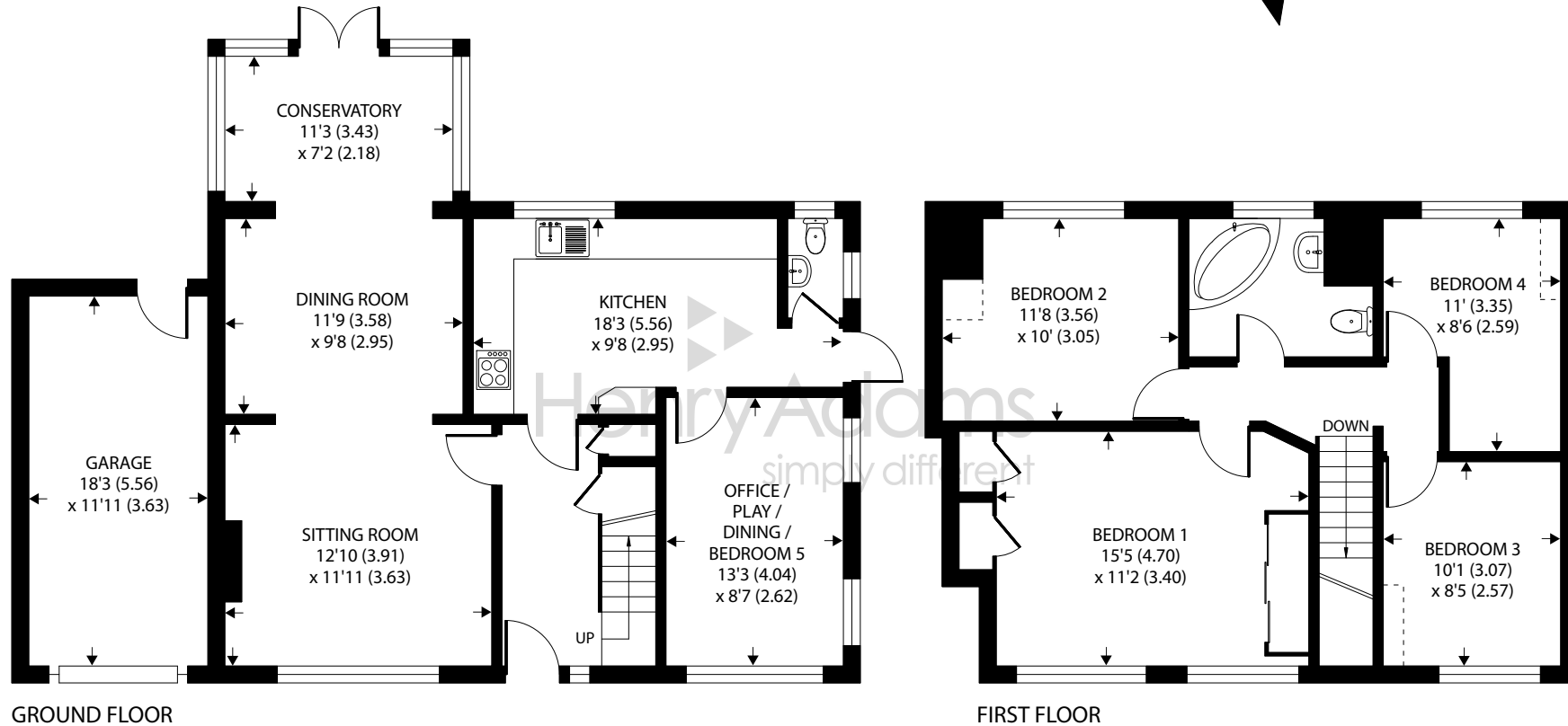
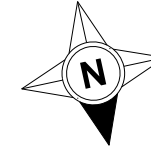
Council Tax Band: D







Denotes restricted head height



Approximate Area = 1562 sq ft / 145.1 sq m (includes garage)

Limited Use Area(s) = 18 sq ft / 1.7 sq m

Total = 1580 sq ft / 146.8 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

Hinde Road is situated between the villages of Felpham and Middleton-on-Sea. Both villages offer a number of local facilities and amenities including but not limited to a post offices, doctors, pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops.

Directions

From our office in Middleton-on-Sea proceed in a westerly direction along Middleton Road. Proceed ahead at the mini-roundabout followed by the first left hand turn into Ashmere Lane. Take the third left hand turn into Caledon Avenue and right turn into Leverton Avenue. Next take the second right hand turn into Hinde Road. No 6 will be found on the left hand side just before the turning into Defiance Place.

12/12/23



