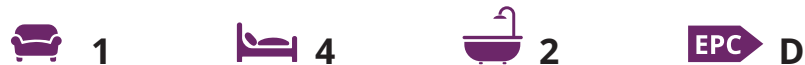






35 Firs Avenue, Felpham

A four bedroom detached chalet style house in a popular location with a west facing rear garden.



- ▶ Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- ▶ 1,319 Sqft of Accommodation
- ▶ Kitchen/Dining Room
- ▶ Shower Room and Bathroom
- ▶ Summer House and Sheds
- ▶ Detached Chalet House
- ▶ Sitting Room
- ▶ Four Bedrooms
- ▶ West Facing Garden
- ▶ Off-Road Parking

Situated within a popular residential area in Felpham, this detached chalet style house offers a flexible arrangement of four bedrooms over two floors.

The ground floor is home to a good size kitchen which is open to the dining room. The kitchen itself is fitted with a range of Shaker style units with space for a number of appliances. 'French' doors from the dining room open to the westerly facing rear garden. Just along the hall there is a sitting room with feature fireplace, a ground floor bedroom/home office and a family bathroom. Stairs rise to the first floor where there are a further three bedrooms. Bedroom one has an en-suite shower room and bedrooms three and four each have eaves storage.

Outside, a driveway provides off-road parking and there is an area of lawned garden. To the rear the westerly facing garden is mostly laid to lawn with mature plant and shrub borders providing a good level of privacy. A generous summerhouse and two timber sheds provide ample storage.

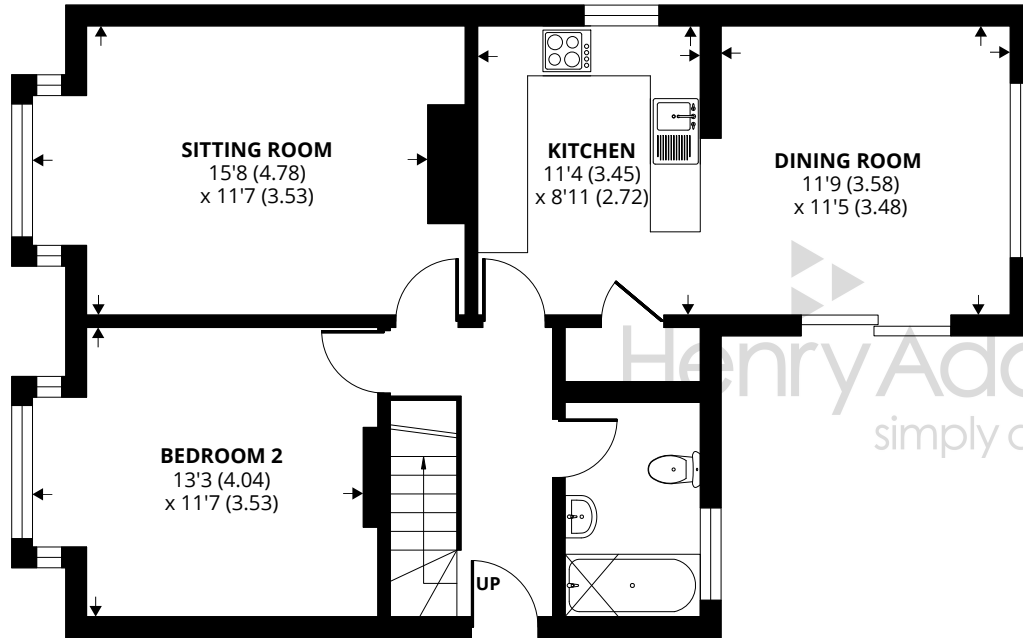
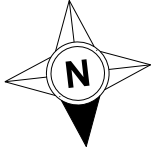
NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 587687.

Council Tax Band: E

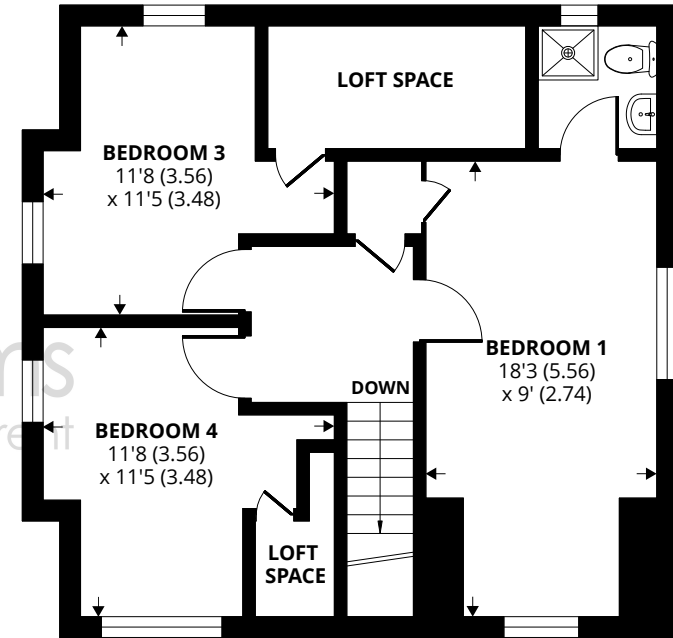








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1319 sq ft / 122.5 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 property is located just north of Felpham village which has a variety of local shops, the delightful beach and promenade and two busy seafront restaurants. A regular bus service links the area to Bognor Regis and Chichester, both of which offer a wider range of shops and services.

Directions

From our office in Middleton-on-Sea proceed in a westerly direction. Upon reaching the Hyundai garage roundabout, take the first exit signposted Bognor Regis. After approximately 300 to 400 yards and after passing the petrol station, turn right into Firs Avenue. No 35 will be found after a short distance on the left hand side.

02/10/24



