





53 Stanhorn Grove, Felpham

A modern townhouse with four bedrooms and a generous garden.



- ▶ **Four Bedroom Town House**
- ▶ **South Facing Garden**
- ▶ **Driveway Parking**
- ▶ **Garage**
- ▶ **Set over Three Floors**
- ▶ **Two Bathrooms and a Ground Floor WC**
- ▶ **Close to Local Amenities and Great Transport Links**
- ▶ **No Onward Chain**

This modern townhouse is situated on a very pleasant development in Felpham, close to schools, parks and amenities. The property is well presented throughout and would make a fantastic family home. The property also benefits from the remainder of the NHBC guarantee.

The accommodation is arranged over three floors and includes: an entrance hall with cloakroom off, a generous kitchen/dining room with 'French' doors opening out to the rear garden. The kitchen is appointed in a range of stylish cabinetry with integrated appliances, which include: a dishwasher, fridge freezer, washing machine, cooker and hob. There is also a ground floor bedroom/study. From the hall a staircase leads to the first floor which is home to the good size sitting room, a double bedroom, and a family bathroom. A second staircase rises to the top floor where a superb principal bedroom complete with en suite shower room and a guest bedroom will each be found.

To the rear there is ample outdoor space which is mostly laid to lawn and enjoys a southerly aspect. There is also a driveway providing off-road parking and a garage.

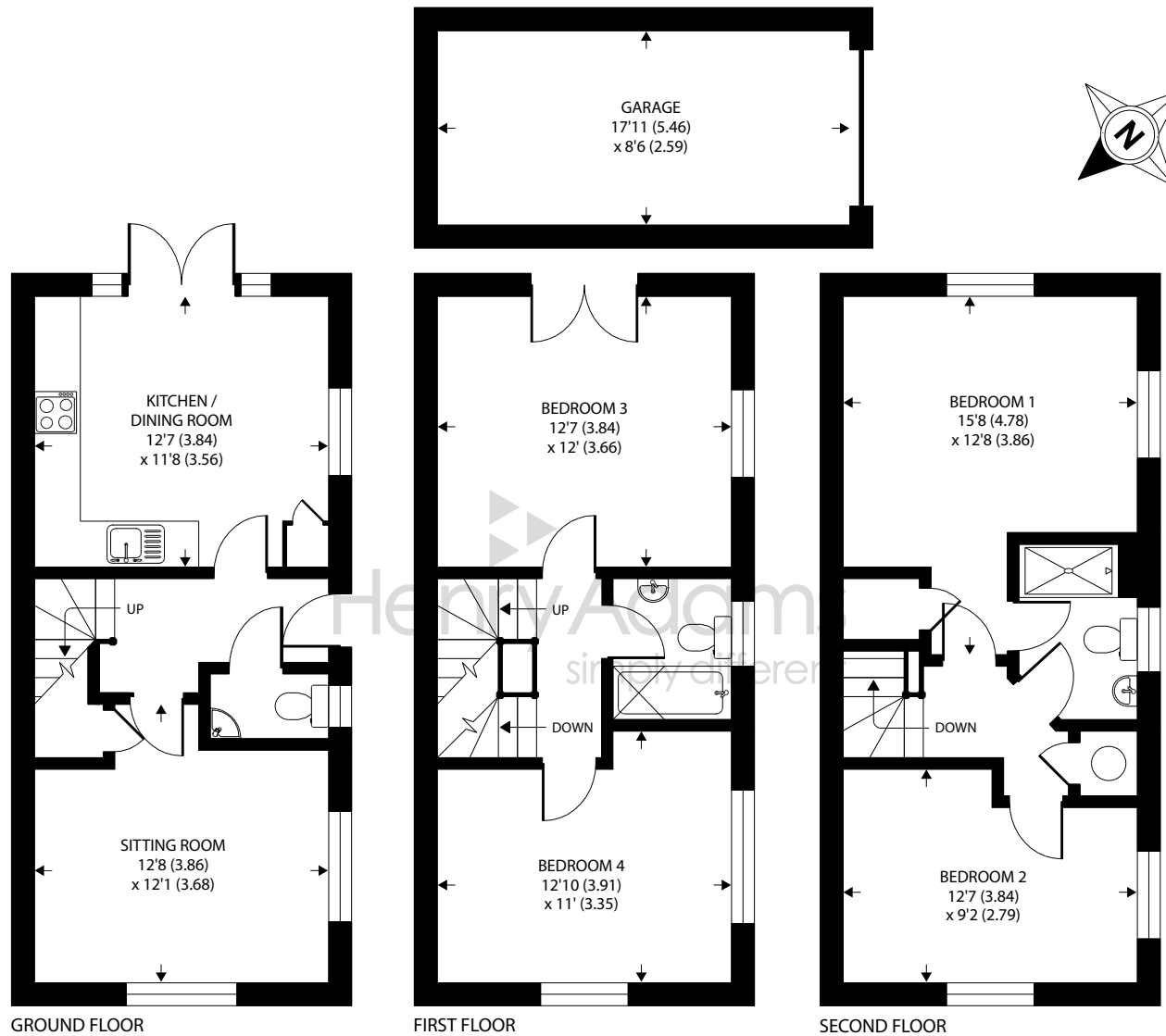
Estate Charges: Green Belt: approximately £110.43 p.a. and Bartley Management: approximately £37.37 p.a.

Council Tax Band: D









Approximate Area = 1308 sq ft / 121.5 sq m (includes garage)



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 situated on a modern development to the north of Felpham village. The development includes plenty of open green space, local stores and primary school. Felpham itself offers a wide range of local facilities including various schools, a sports centre with swimming pool, golf club and a range of useful shops.

Directions

From our Middleton office proceed in a westerly direction along Middleton Road until reaching Tesco Express at the junction with Flansham Lane. Turn right at the roundabout and proceed in a northerly direction along Flansham Lane. At the next roundabout take the first exit in a westerly direction towards North Bersted. Proceed ahead at the next roundabout followed by the left hand turning at the next roundabout into Stanhorn Grove.

07/11/23

