



21 Uppark Way, Felpham

An immaculate and extended bungalow in a pleasant location adjoining a wooded area.



- ▶ **Detached Bungalow**
- ▶ **No Through-Road Position**
- ▶ **Bedroom Two also Double**
- ▶ **Luxury Bath/Shower Room**
- ▶ **Private, Westerley Rear Garden**
- ▶ **Extended and Immaculate**
- ▶ **Bedroom One with Dressing Room**
- ▶ **Stylish Kitchen/Breakfast Room**
- ▶ **Double Glazing and Gas Heating**
- ▶ **Garage and Driveway**

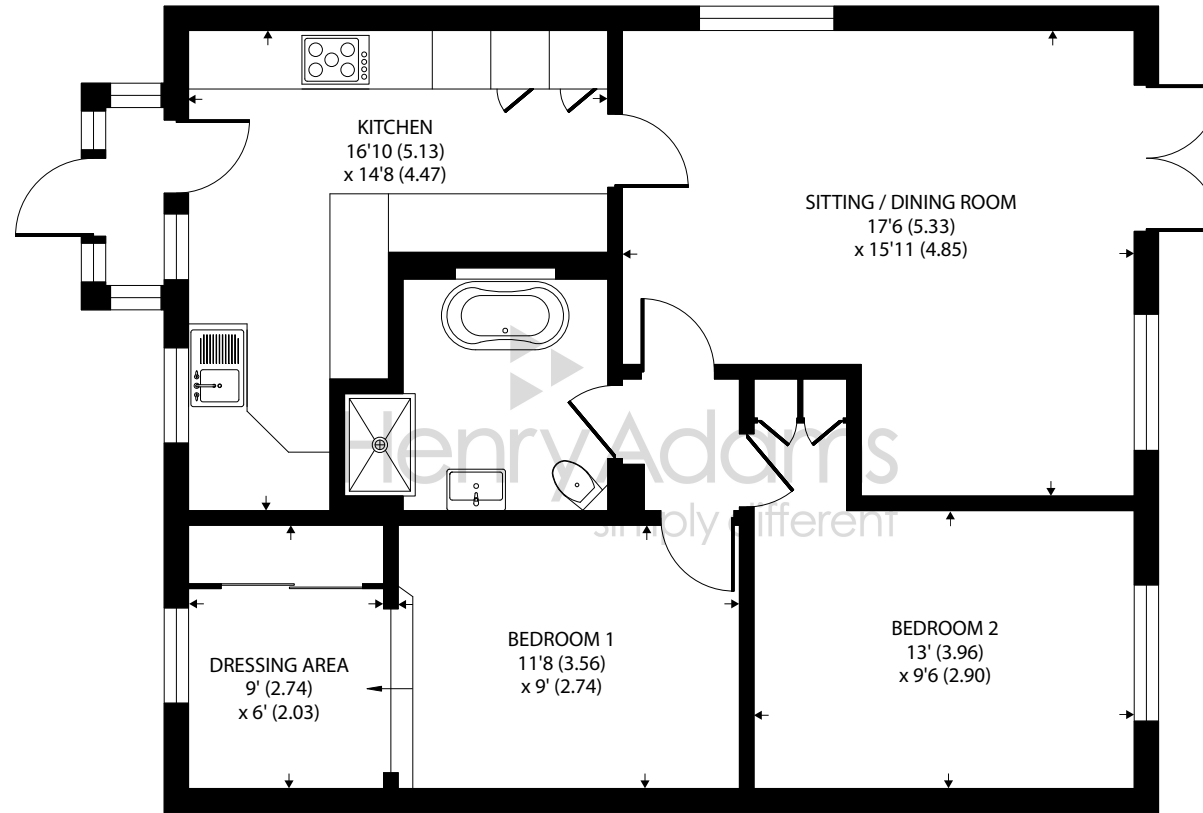
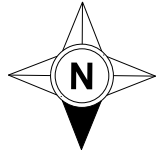
An internal inspection of this beautifully presented detached bungalow is thoroughly recommended. Situated in a pleasant tucked away location and adjoining a wooded area, the property has been tastefully extended and modernised in recent years.

Internally, the property measures 855 sqft, excluding the detached garage. Particular features of the property include a contemporary kitchen/breakfast room, which includes a range of integrated appliances, a stylish glass breakfast bar, and a comprehensive range of drawers and cupboards. The dual aspect sitting/dining room faces west to the rear with doors opening to the rear garden. The luxury appointed bath/shower room with automatic lighting, oval shaped free-standing bath and good size shower cubicle is a real talking point of the property, whilst both bedrooms are doubles. The principal bedroom has the benefit of a dressing area with floor to ceiling wardrobes.

Outside, the property enjoys gardens to the front and rear. As mentioned previously, the rear garden enjoys a westerly aspect and a high level of privacy. At the end of the garden is a detached garage and further lawned area which also provides off-road parking for a number of vehicles.

Council Tax Band: C





GROUND FLOOR

Approximate Area = 855 sq ft / 79.4 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 property lies towards the far end of a pleasant cul-de-sac on the periphery of the Flansham Park development in Felpham. The property is situated between the villages of Felpham and Middleton-on-Sea and both offer a good range of local facilities. A regular bus service links the village to the nearby Bognor Regis town centre and the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found with approximately 11 miles.

Directions

From our office in Middleton-on-Sea, proceed along Middleton Road in a westerly direction. At the mini-roundabout, turn right into Flansham Park, follow the road for approximately quarter of a mile and turn right into Fittleworth Drive. Proceed to the far end of the cul-de-sac and parking will be found, along with the garage at the far end on the right hand side.

04/10/23

