





## 40 Fittleworth Drive, Felpham

Well proportioned four bedroom property situated in a pleasant cul-de-sac location in Felpham.



- ▶ 1,093 Sqft of Accommodation
- ▶ Four Bedrooms
- ▶ Bathroom and Cloakroom
- ▶ Garage in Nearby Block
- ▶ Surprisingly Spacious
- ▶ Sitting and Dining Room
- ▶ South Facing Garden
- ▶ No Onward Chain

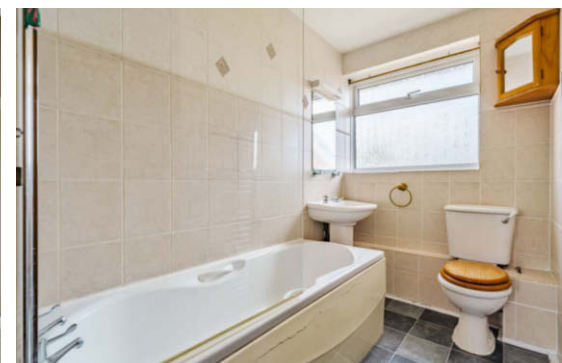
An internal viewing of this surprisingly spacious four bedroom property is thoroughly recommended. The house sits in a pleasant cul-de-sac on the periphery of the villages of Felpham and Middleton-on-Sea, each with a wide choice of local amenities.

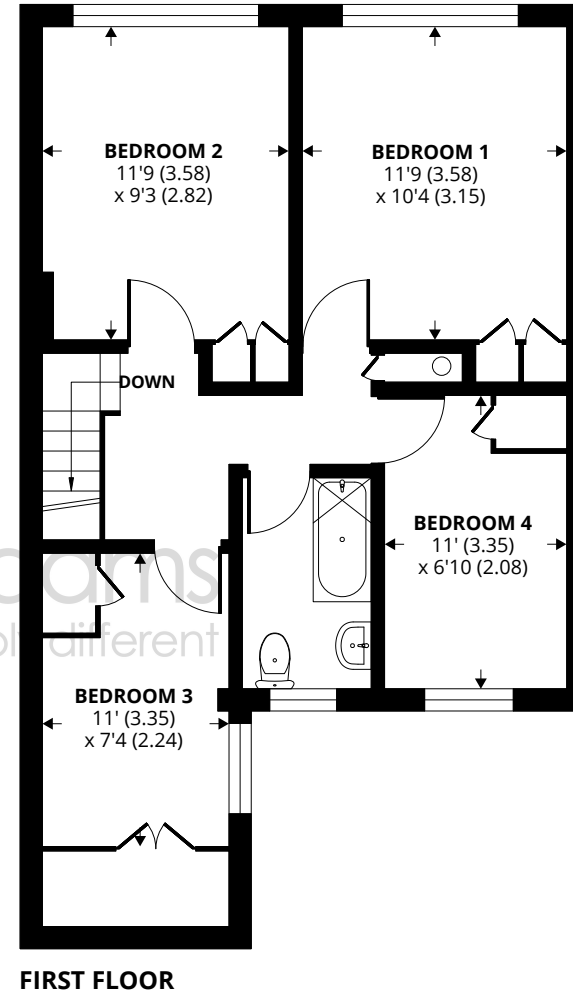
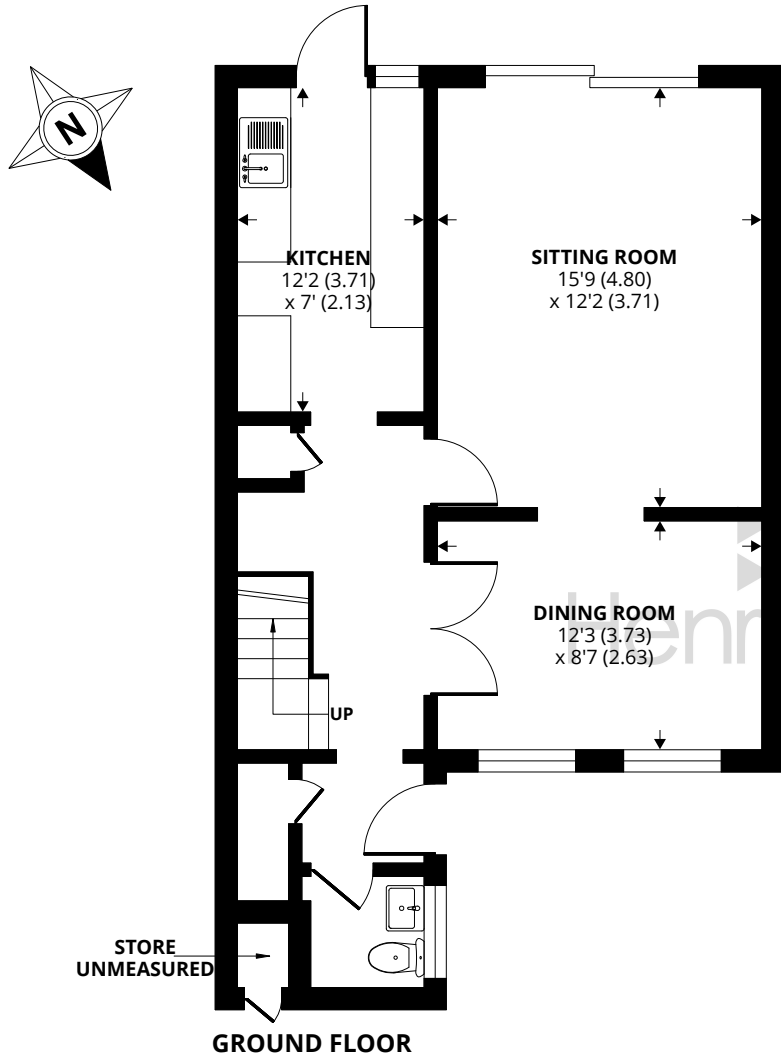
Offering well proportioned accommodation measuring 1,093 sqft, the property comprises a galley kitchen with door to the rear garden, a generous sitting room overlooking the southerly rear garden and has access straight out via double 'French' doors. There is also a separate dining room and a cloakroom situated off of the entrance hall along with a coats cupboard and storage.

Stairs from the entrance hall rise to the first floor where the bathroom and four bedrooms will be found. The property also benefits from double glazed windows and gas central heating to radiators.

Outside, to the front of the property a pathway lined by lawn on both sides leads to the front door. The south facing rear garden has a patio area adjoining the house which gives way to a lawned area beyond.

Council Tax Band: C





Approximate Area = 1093 sq ft / 101.5 sq m (excludes store)

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 situated approximately equidistant from Felpham and Middleton villages. The pretty village of Felpham offers a wide range of local facilities including schools, doctors surgery and pharmacy, a sports centre with swimming pool, golf club and a range of useful shops. Middleton village also has a whole host of amenities including a sports club with tennis courts and bowls. 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 an easterly direction to the mini-roundabout and turn right into Flansham Park. Proceed for approximately quarter of a mile and then turn right into Fittleworth Drive and follow the road round to the left where No 40 will be found on the left hand side after a short distance.

18/08/23

