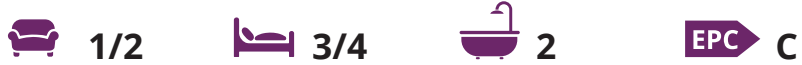




15 Old Point, Felpham

A character thatched house within a prime coastal location.



- ▶ **Character Thatched Cottage**
- ▶ **Within 280 yards walk to Beach**
- ▶ **One/Two Reception Rooms**
- ▶ **Conservatory**
- ▶ **Two Bath/Shower Rooms**
- ▶ **Private Estate Location**
- ▶ **Grounds of 1/3 of an Acre**
- ▶ **Kitchen with Utility**
- ▶ **Three/Four Bedrooms**
- ▶ **No Onward Chain**

Situated on one of the most desirable roads in the area, this character thatched cottage affords easy access on to the beach via the twitten directly opposite. The cottage enjoys generous grounds of 1/3 of an acre, offers potential for modernisation or re-development (subject to the usual permissions) and is offered for sale with the advantage of no onward chain.

The accommodation measures 1,590 sqft (excluding the detached garage, workshop and garden shelter) and briefly comprises a dual aspect L-shaped sitting/dining room, kitchen with separate utility and a split conservatory leading off and overlooking the rear garden. A ground floor bedroom four/study/playroom and WC completes the ground floor.

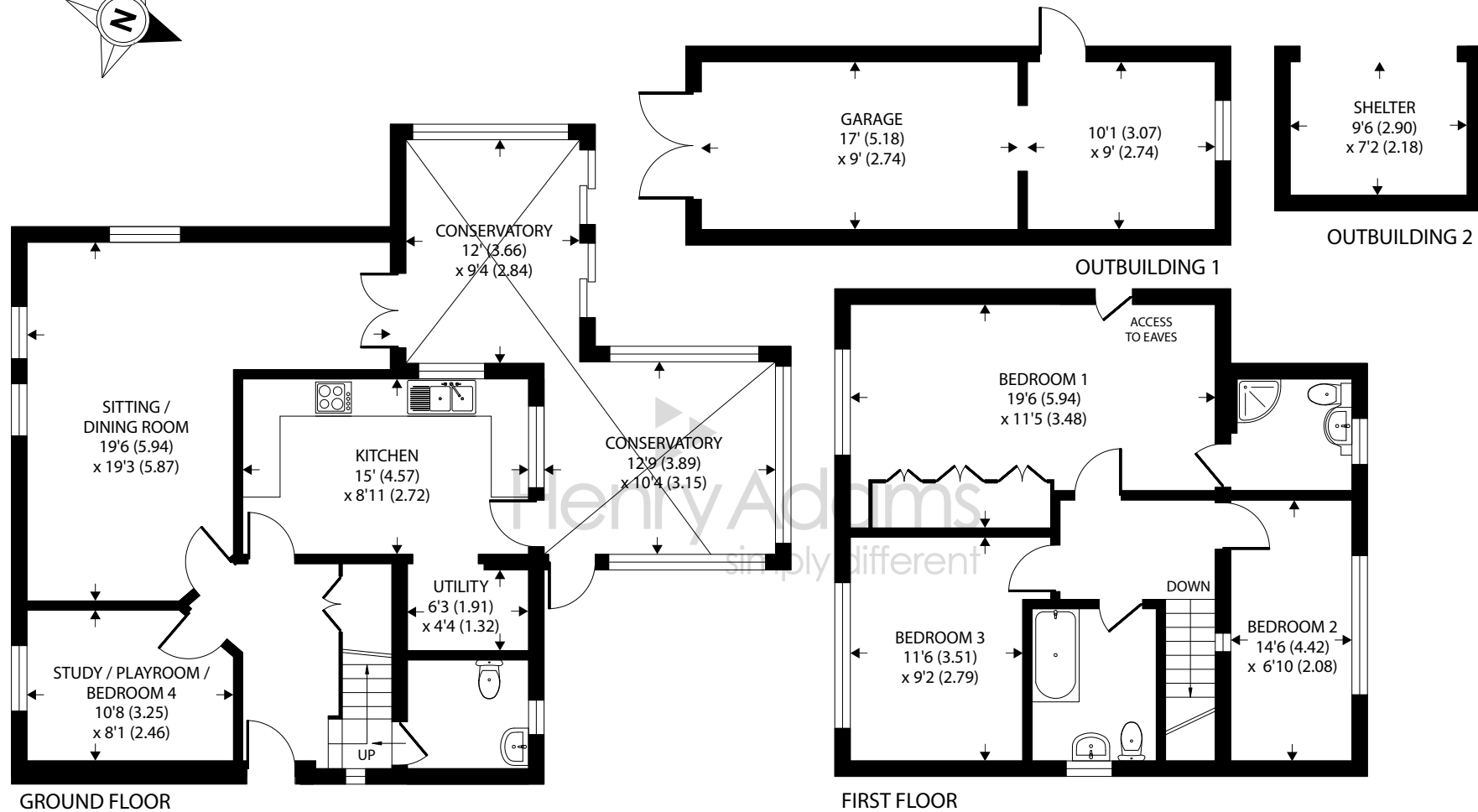
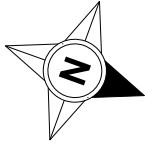
On the first floor, the family bathroom and three bedrooms can be found, one of which benefits from an en-suite facility.

As mentioned previously, the property stands in gardens of 0.34 of an acre, which provide generous front and rear gardens. A long driveway provides off-road parking for many vehicles and leads to a garage with attached workshop.

Private Road Charge: We understand the private road charge is approximately £245 p.a.

Council Tax Band: F





Approximate Area = 1590 sq ft / 147.7 sq m

Outbuildings = 316 sq ft / 29.3 sq m

Total = 1906 sq ft / 177 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

Old Point is one of the most desirable roads in the area and provides easy access to the beach. The village of Middleton-on-Sea offers a range of local facilities including a newsagents and post office, hardware store, cafe and a further range of useful shops. There is also a sports/social club. Nearby Felpham offers a range of amenities including a leisure centre with swimming pool, golf club and various other shops.

Directions

From our office in Middleton-on-Sea, turn right and take the first turning right into Sea Lane. Follow the road all the way down to the sea, taking the last left hand turning into Old Point. No 15 will be found about half way along the road on the left hand side.

22/09/23

