





26 Links Avenue, Felpham

A well presented house central to Felpham village.



- ▶ **Attractive Victorian House**
- ▶ **Sitting Room with Bay Window**
- ▶ **Dining Room/Playroom**
- ▶ **110ft Rear Garden**
- ▶ **1,402 Sqft of Accommodation**
- ▶ **Modern Kitchen/Diner**
- ▶ **Four Bedrooms**
- ▶ **Close to Beach and Shops**

This well presented, Victorian semi-detached house offers character, flexible accommodation and a generous garden. Being close to the centre of Felpham village, as well as the beach, it makes a great family home. The property benefits from double glazing and gas central heating.

The accommodation is arranged over two floors and measures a generous 1,402 sqft. Once inside, the accommodation briefly comprises: outer porch and entrance hall, sitting room with bay window, a further reception room which could be used as either a formal dining room, playroom or even a dedicated home office. The modern kitchen is positioned to the rear of the property and enjoys a view of the rear garden from the French doors. The kitchen is large enough for a family sized dining table and has been recently updated with a range of grey Shaker style units, integral dishwasher and spaces for a range cooker and American style fridge/freezer.

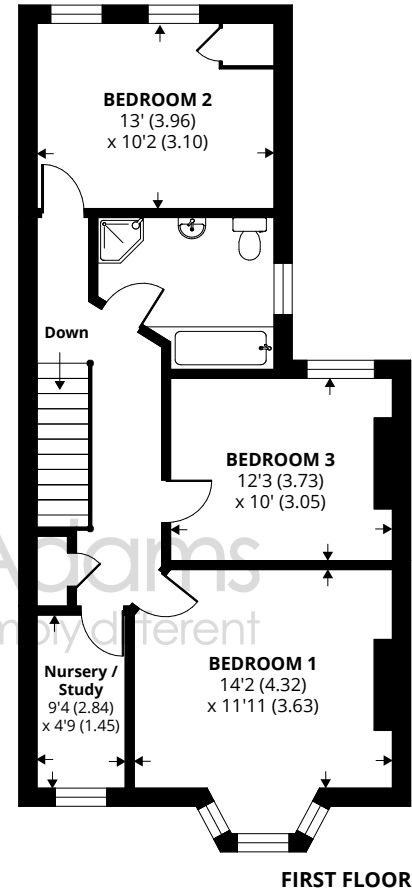
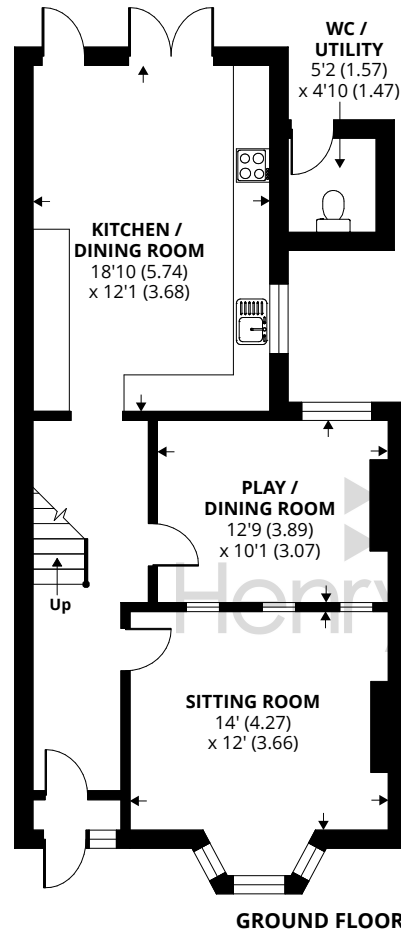
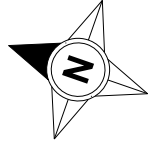
Stairs from the entrance hall rise to the first floor landing. From here the family bathroom will be found and benefits from having a separate shower cubicle. Three of the bedrooms are double rooms and in addition the fourth bedroom, an ideal nursery or study. Although this room could equally become a dressing room for the principal bedroom if desired.

Council Tax Band: D









Approximate Area = 1402 sq ft / 130.8 sq m

WC / Utility = 24 sq ft / 2.2 sq m

Total = 1432 sq ft / 133. 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.

Outside

Outside, there is a small paved garden area to the front of the property and a generous rear garden which measures approximately 110ft in length. The rear garden is mainly laid to lawn with established borders, areas of patio and a useful outbuilding for storage. There is also an outside WC/utility.

Location

Links Avenue is located close to the centre of Felpham village and within easy reach of the beach. Felpham offers a wide range of local facilities including a doctors surgery with pharmacy, a sports centre with swimming pool, golf club, public houses and shops. Felpham Sailing Club and Middleton Sports Club are also nearby. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within a ten mile radius approximately.

23/01/24



