



## 22 Findon Drive, Felpham

A three bedroom end of terrace house nestled in a popular residential area in Felpham.



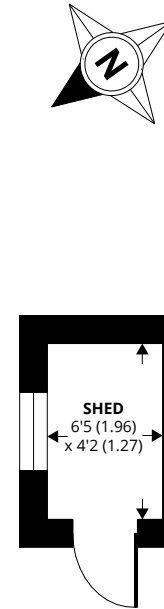
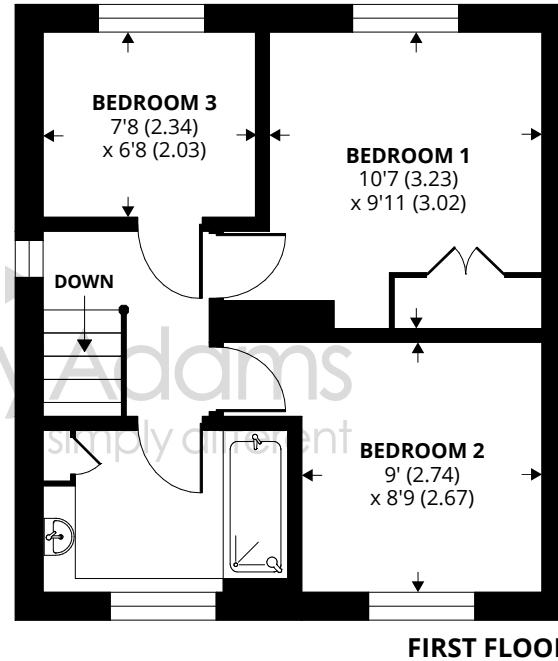
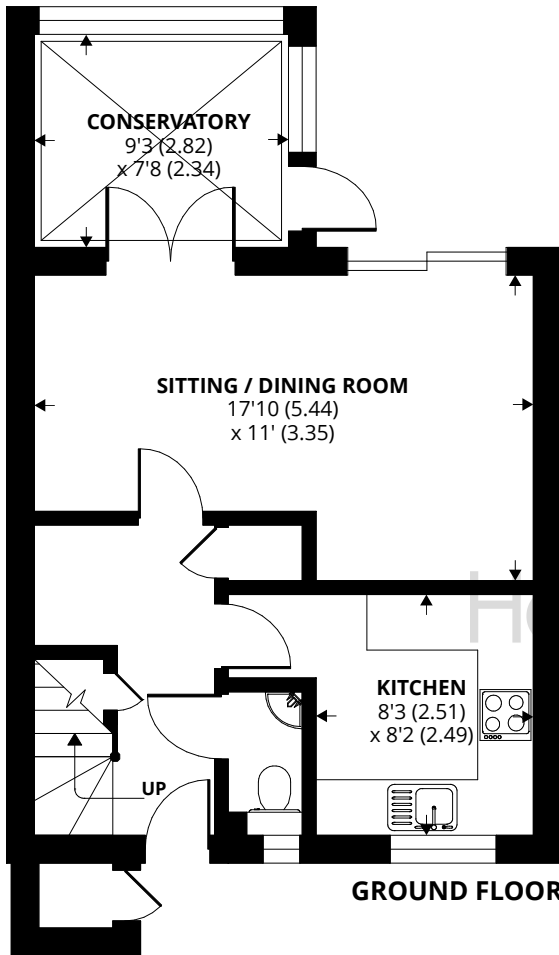
- ▶ End Terrace House
- ▶ Covered Porch
- ▶ Modern Kitchen
- ▶ Bathroom/WC
- ▶ Communal Parking
- ▶ Entrance Hall
- ▶ Sitting/Dining Room
- ▶ Three Bedrooms
- ▶ Low Maintenance Garden

22 Findon Drive is a three bedroom end of terrace house located within the sought-after Flansham Park Development in Felpham. This property presents an excellent opportunity for first-time buyers or individuals seeking to upsize or downsize.

The property is approached via the front garden, which features a small area of lawn and a paved pathway leading to the covered entrance porch with a useful storage cupboard. The interior of the property offers 805 sqft. On the ground floor, a sitting/dining room opens into a conservatory overlooking the rear garden. Sliding patio doors also connect the sitting/dining room to the garden. The kitchen is fitted with modern units, offering plenty of storage. Cooker with hob and extractor over, integrated fridge and freezer with space for washing machine and dishwasher. Stairs from the hall rise to the first floor landing, where the family bathroom and all three bedrooms will be found. The principal bedroom benefits from built-in wardrobes with views across to Larksfield recreation ground. Noteworthy features of this property include double glazing and gas central heating.

The rear garden requires minimal maintenance, featuring a paved patio area ideal for outdoor entertaining and a practical timber garden shed for storage needs. The kerb has been dropped to the front of the property for parking of two vehicles.





Approximate Area = 805 sq ft / 74.8 sq m

Shed = 32 sq ft / 3 sq m

Total = 837 sq ft / 77.8 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

Findon Drive is situated on the popular Flansham Park development in Felpham. The village of Felpham offers a wide range of local facilities including schools, doctors surgery, sports centre with swimming pool, golf club and a range of useful shops. Middleton village is also close by and a popular sports/social club and village hall can all be found here.

Council Tax Band: C

What3Words: Swung.Bills.Hiding

11/10/24

