



17 Pennyfields

Felpham | Bognor Regis | West Sussex | PO22 6BN

**Offers Over £450,000
FREEHOLD**

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GO450-01/24



Features

- Extended Semi-detached House
- Four Bedrooms
- Generous Living Space
- Close To Bishop Tuffnell School
- 1,499 Sq Ft / 139.2 Sq M

Conveniently positioned, within a cul-de-sac setting, a few metres from Bishop Tuffnell CE (Aided) junior school, this 1950's four bedroom semi-detached family home boasts versatile accommodation with a re-fitted kitchen, utility room, open plan family/dining room, separate sitting room, ground floor bathroom, first floor shower room and separate w.c., parking and a generous fully enclosed rear garden.

The property is situated approximately three miles to the East of Bognor Regis town centre and railway station. Within half a mile walk from the property there is a Tesco Express store, the Southdowns public house, Finos restaurant and bar and King George V recreational field. The beach/sea can be found within a mile walk while the neighbouring village of Middleton offers further amenities.

Local attractions include horse racing at nearby Fontwell and Goodwood, Goodwood's famous motor racing circuit, renowned for the Festival of Speed and Revival, Arundel with its historic Castle and Festivities, while Chichester can be found within a short drive offering an array of shops, boutiques, bars, restaurants, cathedral and famous Chichester Festival Theatre which hosts a variety of shows and events.

The front door with flank natural light double glazed windows leads into a welcoming entrance hall with wood effect flooring, built-in double cloaks storage cupboard and a carpeted staircase to the first floor. A door to the side leads into the ground floor bedroom 4/study/hobbies room while a further door leads into the inner hall which leads through to the kitchen and sitting room, along with a useful under stair storage recess and a further door to the ground floor bathroom.

The kitchen has been tastefully re-fitted with a comprehensive range of units complemented by light work surfaces incorporating a 'Butler' style sink unit, integrated gas hob with hood over, eye level double oven, integrated dishwasher and space for an American style fridge/freezer, along with a double glazed window to the rear, door to the side, open plan walkway through to the family/dining room and a door into the separate utility room with space and plumbing for a washing machine and dryer, wall mounted gas boiler and double glazed window to the side.

The open plan family/dining room is a highly versatile space with large double glazed French doors providing access into the rear garden along with two additional double glazed windows to the rear. Glazed double casement doors lead through into the adjacent separate sitting room with a double glazed window to the front and feature open fireplace. In addition the ground floor offers a modern re-fitted bathroom with a white suite of bath with shower over and fitted shower screen, feature sink unit inset into work surface with bespoke storage under, close coupled w.c. and heated towel rail.

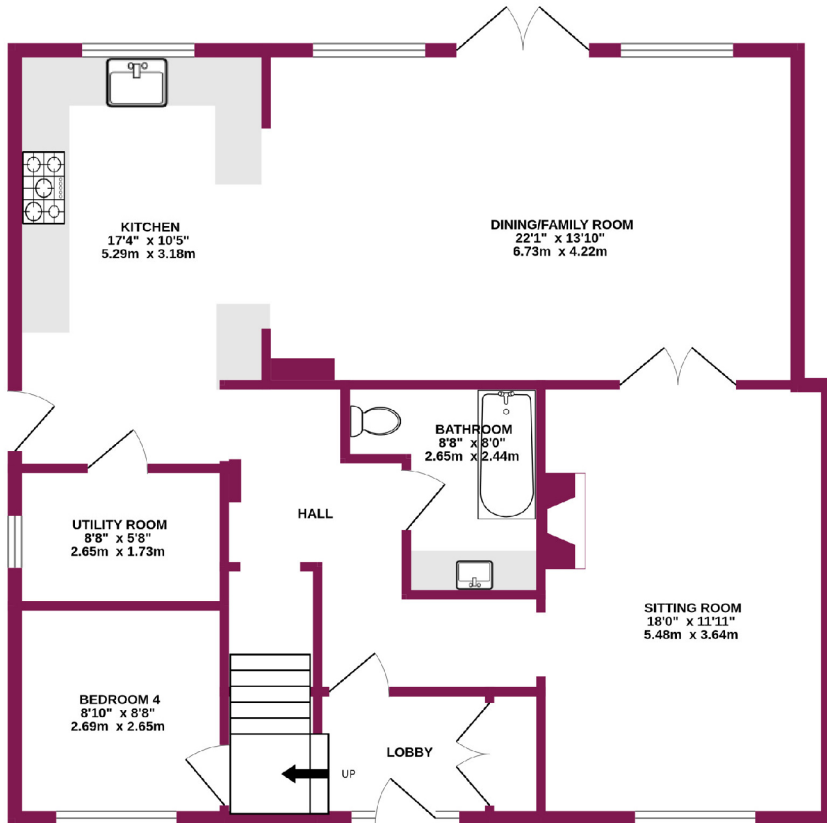
The first floor boasts a landing with built-in linen/airing cupboard, three bedrooms, re-fitted shower room with shower cubicle and wash basin with storage under and an adjacent separate w.c.

Externally, the property provides an on-site parking space at the front, a lawn frontage bordered by a picket style fence and a pathway with a gate to the side/rear, while the generous rear garden is a feature, being predominantly laid to lawn with a good size timber storage shed and a raised decked terrace accessed from the family/dining room with a timber balustrade and external lighting.

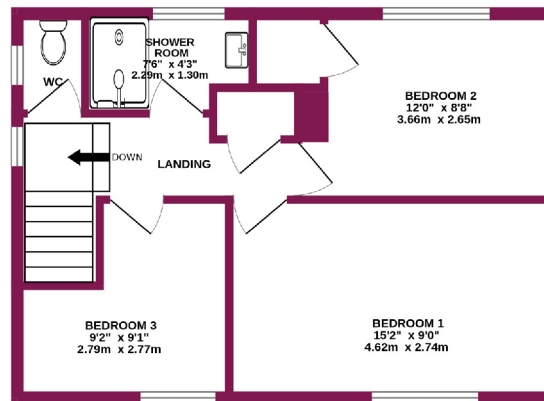


To arrange a viewing contact 01243 267026

GROUND FLOOR
1050 sq.ft. (97.6 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1499 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating: D (68)

Council Tax: Band D / £2,097.66 p.a.
(Arun District Council/Felpham - 2023 - 2024)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.