





7 Drake Park, Felpham

Detached family home in enviable cul-de-sac location.



- ▶ An Extended Detached House
- ▶ Quiet Cul-De-Sac Location
- ▶ Sitting Room
- ▶ Kitchen and Utility Room
- ▶ South Facing Rear Garden
- ▶ 1,352 Sqft
- ▶ 4 Bedrooms, 1 Bathroom
- ▶ Dining Room
- ▶ Integral Garage
- ▶ Close to Playing Field

This detached family house occupies an enviable location. Positioned within this quiet cul-de-sac, close to the St George's playing field and with a delightful south-facing rear garden, it would make the ideal family home.

Previously extended by the current owner, the house provides 1,352 sqft of accommodation. From the entrance hall and to the rear of the property is the generous 18ft sitting room with sliding door giving access to the garden. A separate dining room towards the front of the property leads to the kitchen, and these rooms could potentially be combined, if desired, to create a modern open plan kitchen/dining area. Beyond the kitchen is the extremely useful and well proportioned utility room which has a door into the integral garage and to the garden. A cloakroom/WC completes the ground floor.

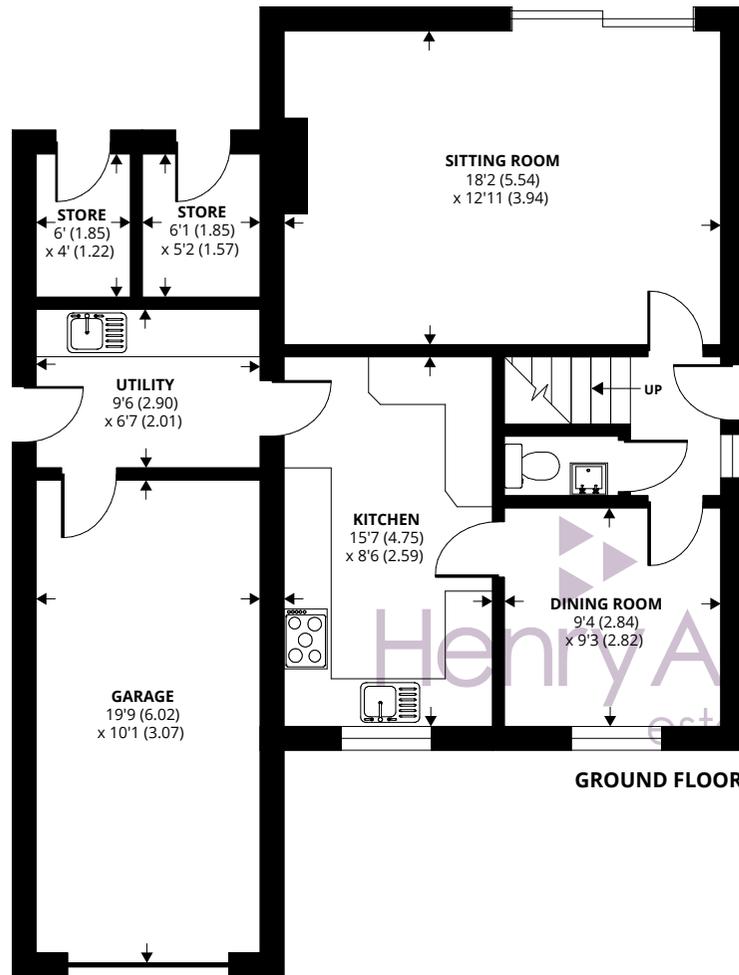
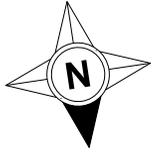
Stairs from the entrance hall rise to the first floor where all four bedrooms and the family bathroom will be found.

Outside, the property is approached by a private driveway serving just two properties. There is off-road parking for two vehicle in addition to the integral garage, although more parking could easily be created as there is plenty of space to do so. The rear garden enjoys a nearly due south aspect and is big enough for most families. It is mainly laid to lawn with established flower beds and borders.

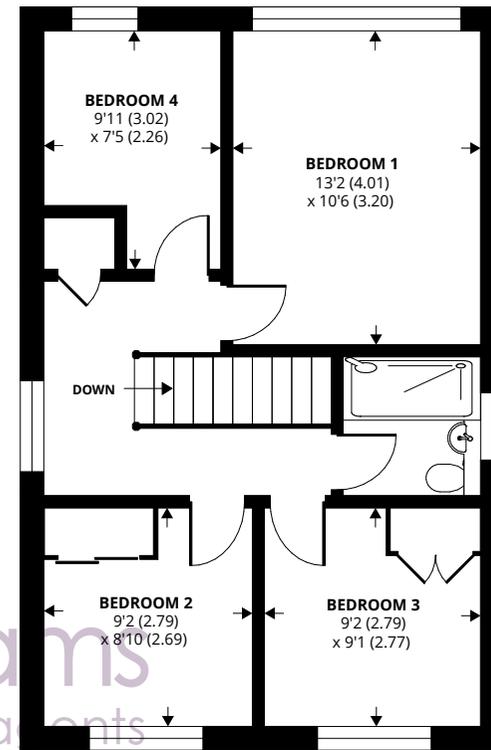








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1352 sq ft / 125.6 sq m

Store = 57 sq ft / 5.2 sq m

Total = 1409 sq ft / 130.8 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

Drake Park is situated between the villages of Felpham and Middleton-on-Sea and close to St George's Field, south of the B2259 and B2132. Both villages offer a number of local facilities and amenities including but not limited to a post offices, doctors, pharmacy, schools and a sports club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops.

Council Tax Band: D

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