





41 Stanhorn Grove, Felpham

An immaculate detached family home, overlooking greenspace.



- ▶ **Modern Detached Family Home**
- ▶ **Spacious Sitting Room**
- ▶ **Utility Room**
- ▶ **Two Bath/Shower Rooms**
- ▶ **Driveway and Garage**
- ▶ **1,537 Sqft Inc Garage**
- ▶ **Kitchen/Dining Room**
- ▶ **Four Bedrooms**
- ▶ **Private Walled Garden**

This spacious, modern four bedroom family home is located in a popular and desirable 'Charles Church' phase of this development and enjoys a pleasant plot overlooking greenspace opposite. Upon entering the house, you will be greeted by a generous entrance hall with cloakroom. The spacious southerly sitting room with bay window is found to the right hand side, whilst a modern kitchen/dining room is to the left and opens out onto the rear garden. The kitchen is fully equipped with a number of integrated appliances, including a stove, oven and dishwasher, making it a perfect space for cooking and entertaining. There is also a utility room just off of the kitchen with plumbing for a washing machine and a side door leading out to the driveway. The house boasts four bedrooms, with the principal bedroom benefiting from an en-suite shower room. The other three bedrooms are a good size, making it ideal for families with children. A family bathroom will also be found on this level.

Outside, you will find a pleasant walled garden which provides a good level of privacy and includes a covered bar area perfect for entertaining. The driveway next to the house provides parking for two vehicles in addition to the single garage.

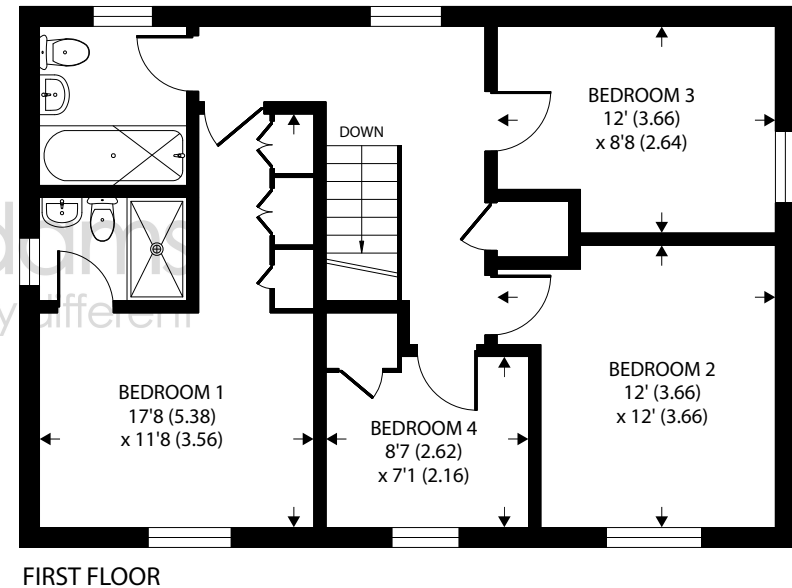
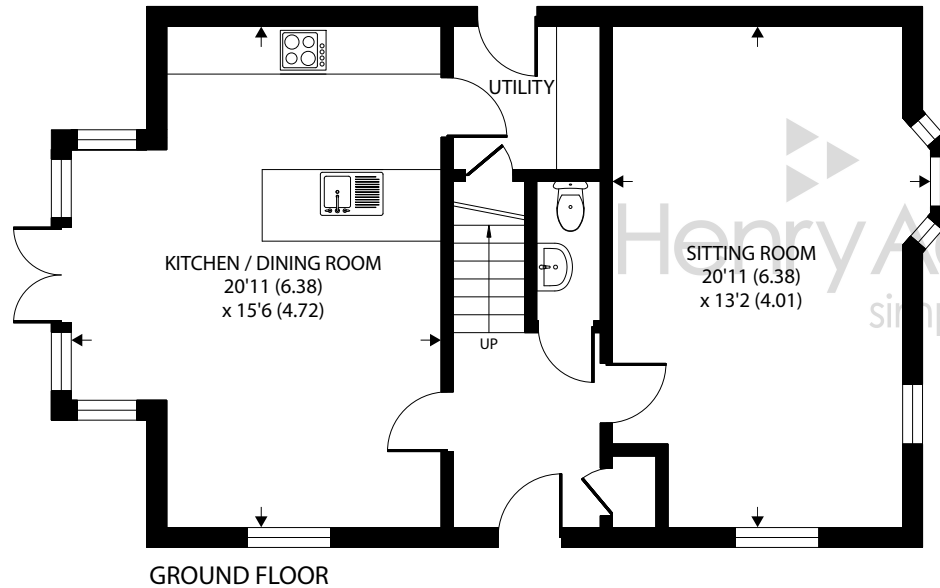
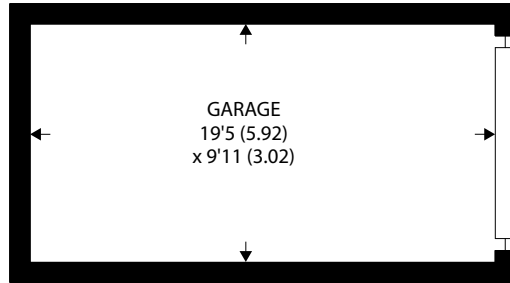
Private Road Charge: We understand the private road charge is approximately £140 p.a.

Council Tax Band: E









Approximate Area = 1342 sq ft / 124.6 sq m
Garage = 195 sq ft / 18.1 sq m
Total = 1537 sq ft / 142.7 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

The property is situated on a modern development to the north of Felpham village, in the popular Charles Church phase and within easy reach of the A259. The development includes plenty of open green space, local stores and primary school. Felpham itself offers a wide range of local facilities including various schools, a sports centre with swimming pool, golf club and a range of useful shops.

Directions

From our Middleton office proceed in a westerly direction along Middleton Road until reaching Tesco Express at the junction with Flansham Lane. Turn right at the roundabout and proceed in a northerly direction along Flansham Lane. At the next roundabout take the first exit in a westerly direction towards North Bersted. Proceed ahead at the next roundabout followed by the left hand turning at the next roundabout into Stanhorn Grove. Follow the road as it winds through the development. No.41 will be found on the left hand side directly opposite the entrance to Wellers Close. 04/06/24



