



## 32 The Hartings, Felpham

An end of terrace house with no onward chain.



- ▶ End Of Terrace House
- ▶ No Onward Chain
- ▶ Sitting-Dining Room
- ▶ Enclosed Rear Garden
- ▶ Ideal Investment Or First Time Purchase
- ▶ Quiet Cul-De-Sac
- ▶ Two Bedrooms
- ▶ Galley Kitchen
- ▶ Garage In Nearby Block

Located within Flansham Park, this end of terrace house is now offered for sale with the advantage of no onward chain and would be ideal for first time buyers, those wishing to downsize, or as a rental investment.

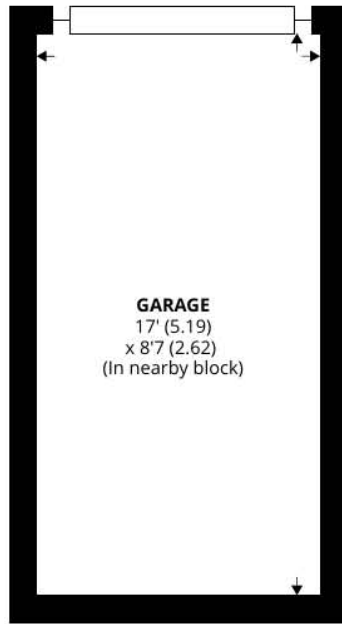
The property itself provides 604 SqFt of accommodation, arranged over two floors and briefly comprises: entrance hall, sitting/dining room and a galley kitchen with door to the rear garden.

Stairs from the entrance hall rise to the first floor landing where the bathroom and both bedrooms will be found. Both bedrooms are double rooms, whilst the principal bedroom also has a built-in wardrobe over the stairs.

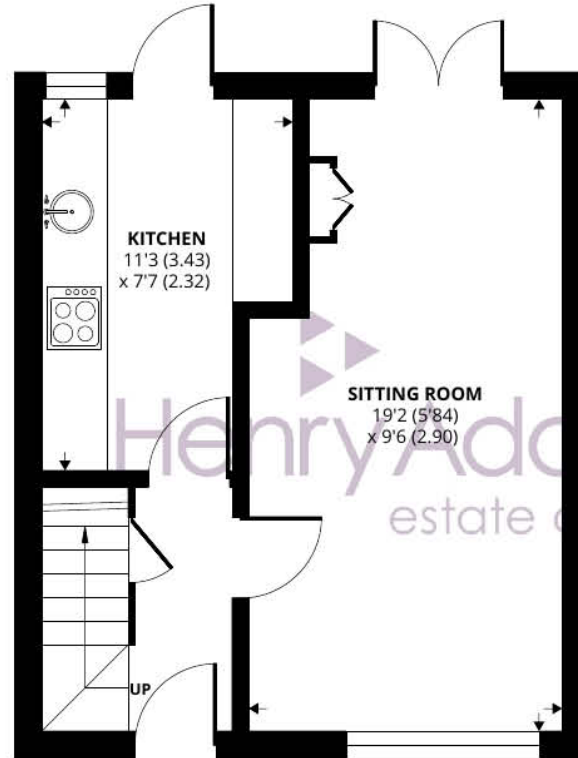
Outside, there is a small area of open-plan front garden, whilst the westerly rear garden is enclosed, has a timber storage shed and offers a good level of privacy. The garage can be found in the block directly behind the house and is the last garage on the right hand side. Being end-of-terrace the property owns an extra area of lawn to the side, which could potentially be utilised for additional parking, subject to any permissions required.

Council Tax Band: C

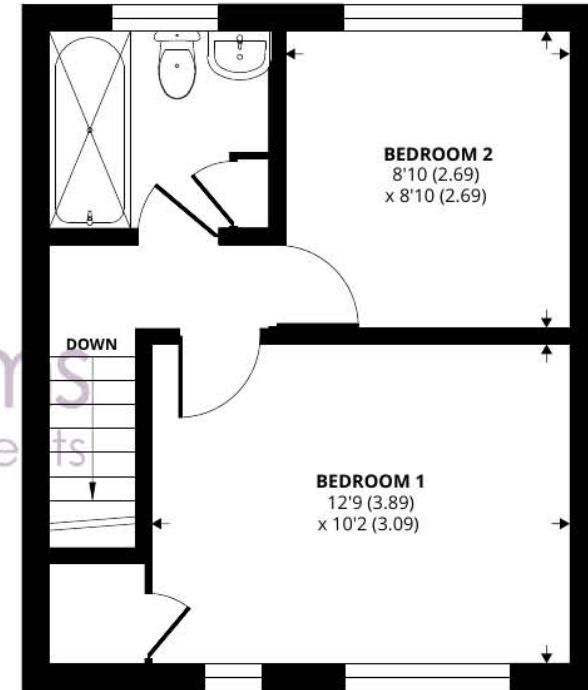




(not shown in actual orientation or location)



GROUND FLOOR



FIRST FLOOR

## The Hartings, Felpham, Bognor Regis, PO22

Approximate Area = 604 sq ft / 56.1 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 750 sq ft / 69.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1126246

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 the popular Flansham Park development, just a short distance to the north-east of 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.

## Directions

What 3 Words ///vines.quite.luck

15/05/24

