



3 Ithaca Terrace, Havelock Close, Felpham

A charming Victorian cottage in Felpham village with character features.



- ▶ **Victorian Period Property**
- ▶ **Two Double Bedrooms**
- ▶ **Cottage Garden**
- ▶ **Felpham Village Location**
- ▶ **Two Reception Rooms**
- ▶ **Modern Kitchen and Bathroom**
- ▶ **Close to Beach**
- ▶ **Viewing Highly Recommended**

Situated in the heart of the charming village of Felpham, is this traditional Victorian cottage, that has been lovingly maintained over the years and is a superb character home.

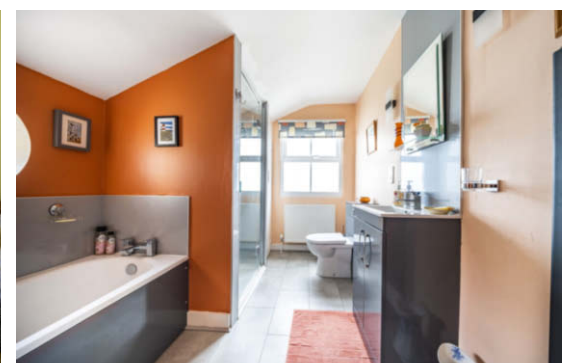
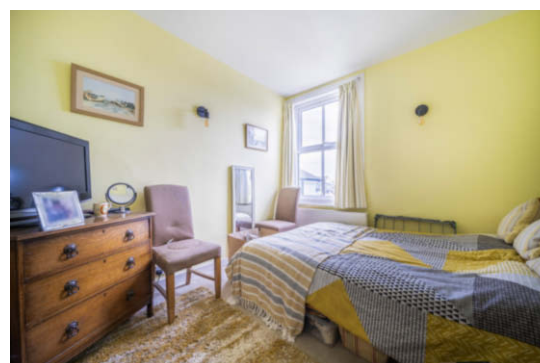
The accommodation comprises a welcoming front room with a fireplace and a second reception room with log burner, leads to a stylish modern fitted kitchen.

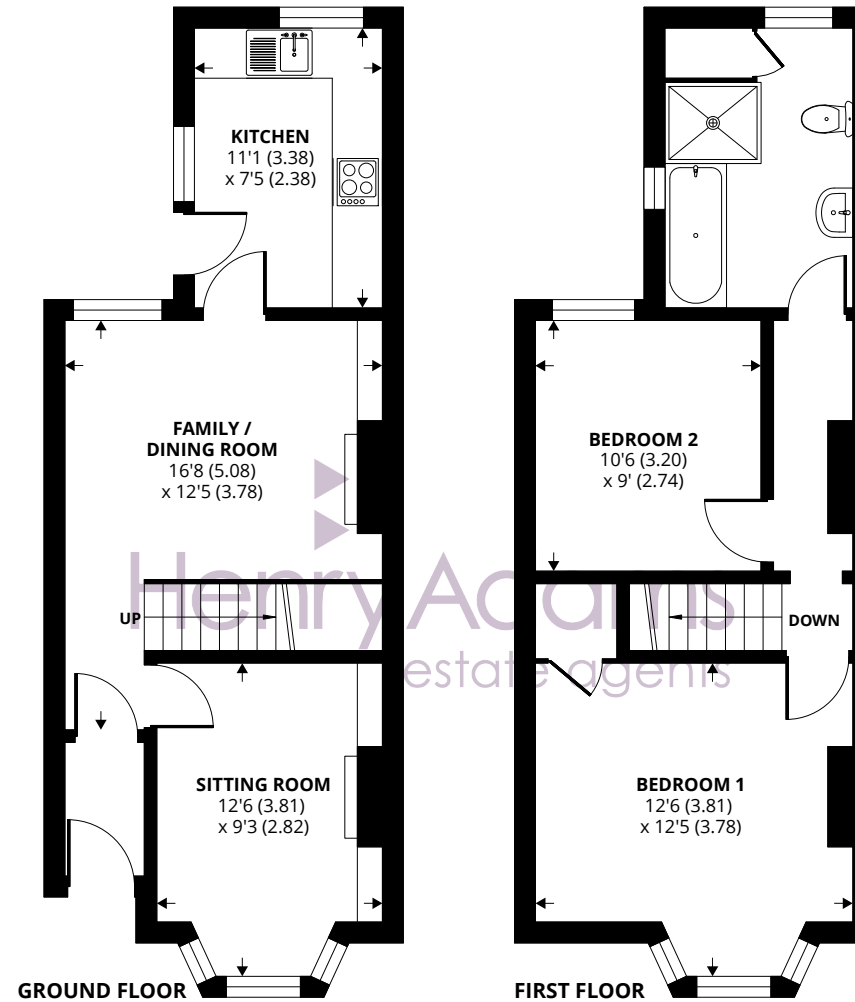
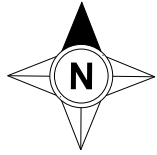
On the first floor is a large double bedroom, a second double bedroom and a large modern bathroom with separate walk-in shower cubicle. The property benefits from many internal period features and also gas fired central heating and double glazing.

The property is set in a cul-de-sac with no passing traffic and within walking distance of a number of cosy independent public houses and a variety of places to eat in or take out. The excellent variety of shops are all nearby and the property is a short walk to the beach and beach cafes situated on the promenade.

Outside, there is a forecourt to the front and to the rear there is a splendid cottage style garden. In all, Ithaca Terrace makes a perfect retreat for couples or families with children looking for a cosy cottage near the seaside. It would also be well suited to those looking for a holiday let or long term let. An internal viewing is highly recommended to appreciate the presentation of the cottage.

Council Tax Band: C





Approximate Area = 797 sq ft / 74 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 pretty village of Felpham offers a wide range of local facilities including a doctors surgery with pharmacy, a sports centre with swimming pool, golf club, public houses and shops. Felpham Sailing Club and Middleton Sports Club are also nearby. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within a ten mile radius approximately.

What3Words: ///admire.gravel.front

05/07/24

