



3 Sutton Close, Felpham

A well presented and extended family home.

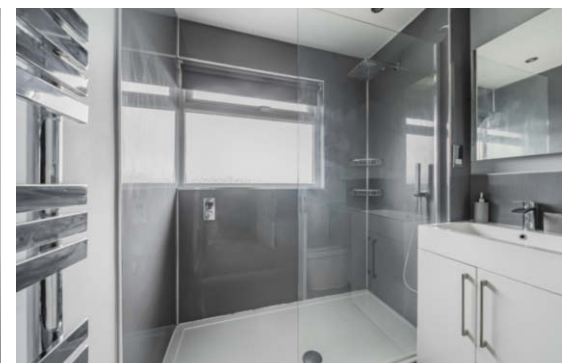


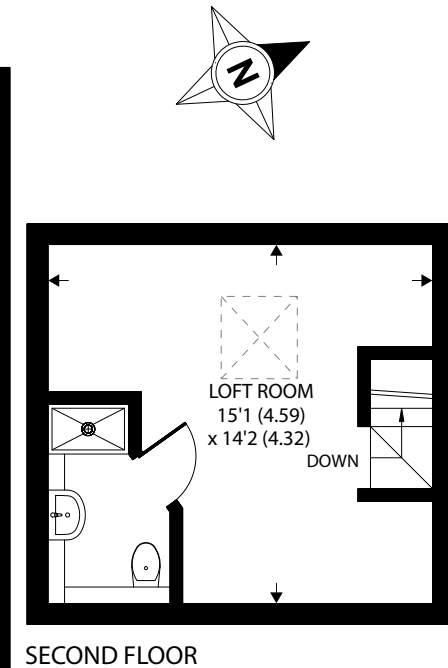
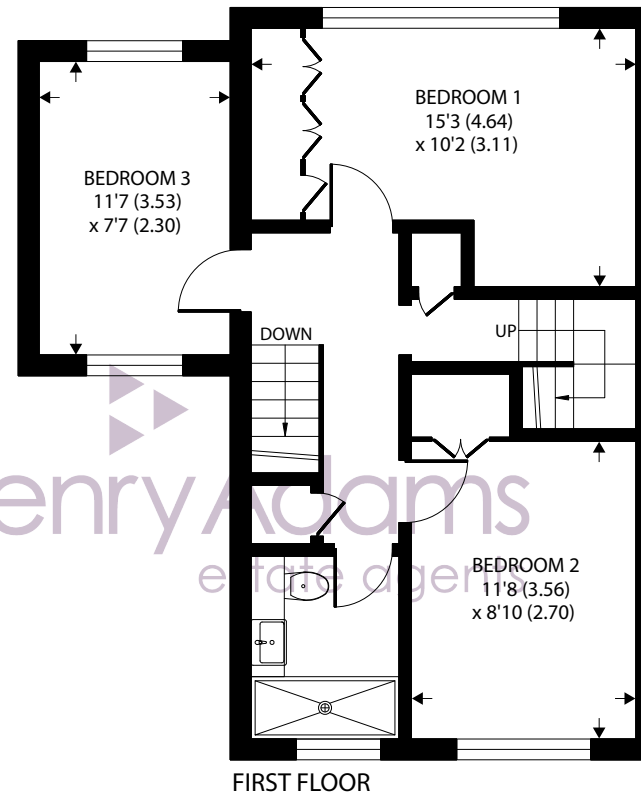
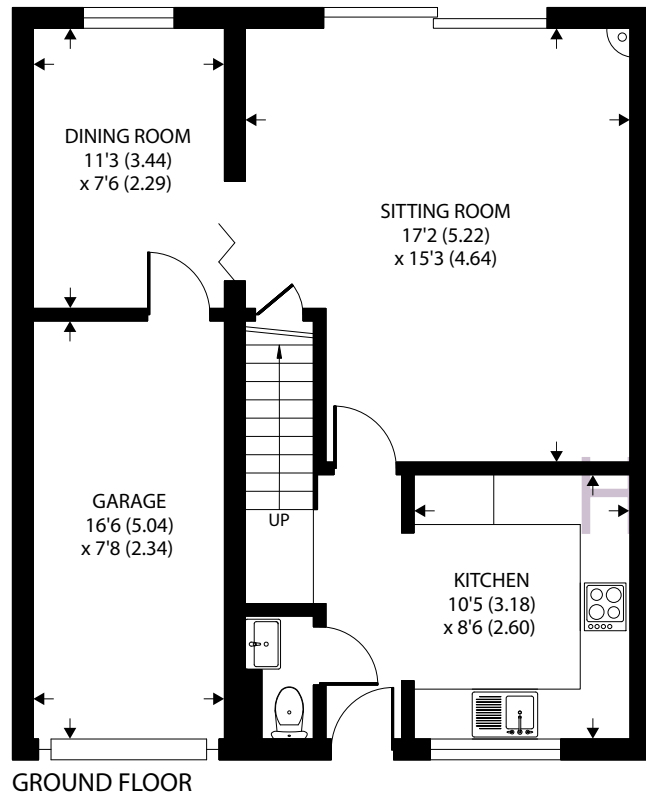
- ▶ **Extended Semi-Detached House**
- ▶ **3 Bedrooms on 1st Floor**
- ▶ **2 Reception Rooms**
- ▶ **Refitted Family Shower Room**
- ▶ **Garage & Driveway**
- ▶ **1,381 Sqft in Total**
- ▶ **Loft Room with En-Suite**
- ▶ **Modern Kitchen**
- ▶ **Westerly Rear Garden**
- ▶ **Residential Cul-de-Sac**

Located within a popular residential area, this well presented semi-detached house offers flexible living options and is perfect for families wishing to up or downsize. Measuring 1,381 sqft, the property offers surprisingly spacious accommodation thanks to its two storey side extension with the added benefit of a loft room with en-suite shower room.

Upon entering the property, you are immediately drawn through the hallway to the generous sitting room at the rear of the property which boasts a wood burning stove and large sliding door overlooking the garden. Beyond the sitting room is the extension which provides space to have a formal dining room, playroom or home office depending upon individual needs. A door from here accesses the integral garage. The ground floor also boasts a modern style kitchen at the front of the property with quartz worktop, an integrated double oven, fridge, microwave and induction hob with space for dishwasher/washing machine. A cloakroom completes the ground floor.

Stairs from the entrance hall rise to the first floor where the recently modernised family shower room and all three bedrooms will be found, two of which are double rooms. Bedroom 1 on the floorplan was originally 2 bedrooms, but has been combined to create one larger bedroom, and so could be split again if an extra bedroom was required. A further staircase from the landing gives access to the loft space, which measures 15'1ft x 14'2ft and has a Velux window and en-suite shower room.





Approximate Area = 1255 sq ft / 116.5 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1381 sq ft / 128.2 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.

Outside, the property benefits from a generous west facing garden which is part decked and part lawned together with timber sheds for storage at the far end. In addition, the property includes a block paved driveway providing off-road parking in addition to the garage.

Location

The property is located just a short distance to the north of the pretty village of Felpham which offers a wide range of local facilities including schools, a doctors surgery, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven mile radius.

Council Tax Band: D

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13/09/24

