





7 Hercules Place, Felpham

Three bedroom detached house situated on the Summerley Fields Estate. No onward chain.



- ▶ Detached Family Home
- ▶ Kitchen
- ▶ Conservatory
- ▶ Shower & Bathroom
- ▶ Garage & Driveway
- ▶ Sitting Room
- ▶ Dining Room
- ▶ Three Bedrooms
- ▶ Cloakroom
- ▶ Westerly Facing Garden

This three bedroom detached house is situated within the sought-after Summerley Fields Estate to the east of Felpham village, offering the advantage of no onward chain and being within close proximity to the beach.

The accommodation spans 1,160 sqft and comprises a sitting room with a dual aspect overlooking the front and rear gardens, a separate dining room that flows into the hall and conservatory, which opens out to the garden. A kitchen and cloakroom complete the ground floor layout.

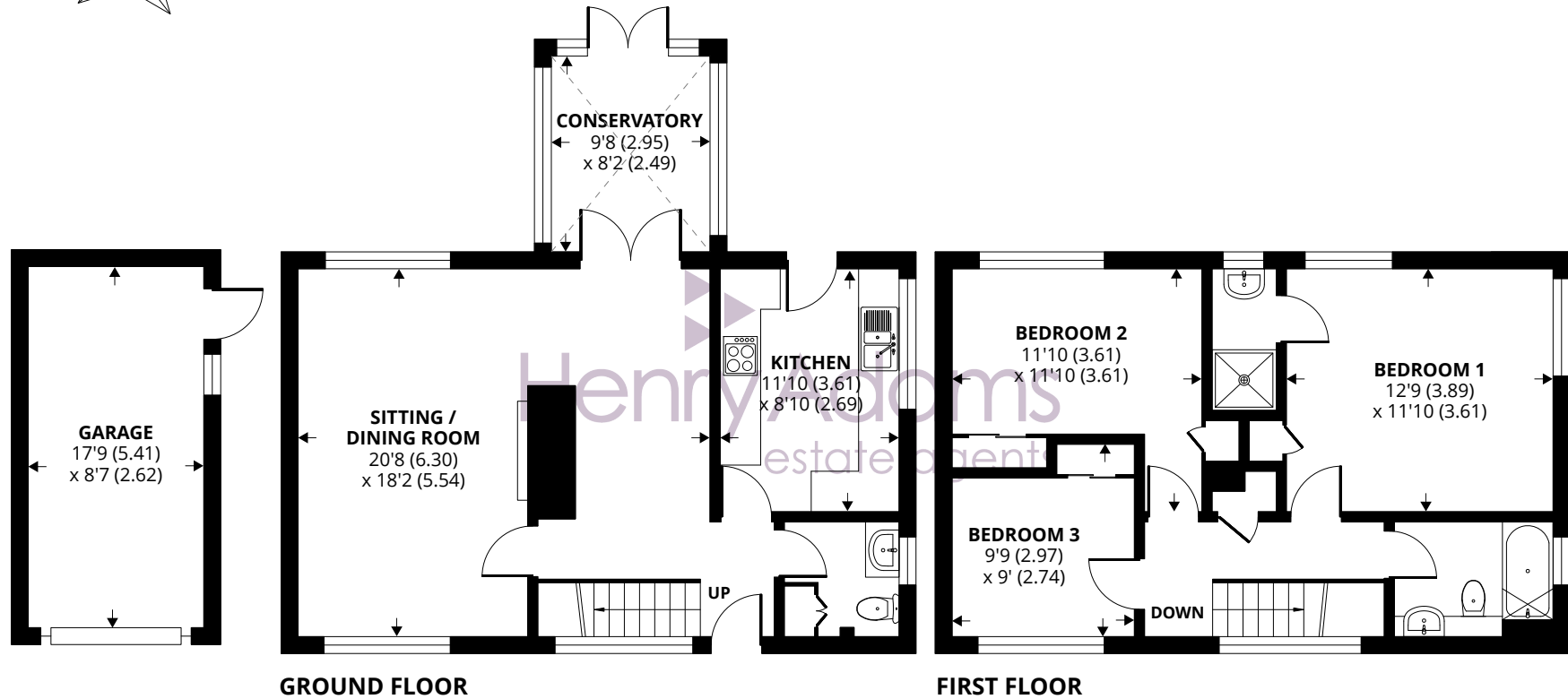
Ascending the stairs from the hall leads to the first floor, where three well-proportioned bedrooms are located, each featuring built-in storage. Bedroom one boasts an en-suite shower room, while a family bathroom is positioned along the hall.

Externally, a driveway allows for off-road parking for several vehicles and leads to the garage. The predominantly west facing rear garden offers a high degree of privacy and is predominantly laid to lawn with a patio area and mature plant and shrub borders.









Approximate Area = 1160 sq ft / 107.7 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1315 sq ft / 122 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

Hercules Place is situated between the village centres of Felpham and Middleton-on-Sea and not far from the local beaches. Both villages offer a number of local facilities and amenities including but not limited to a post office, 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: E

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