



1 Lindsey Court, Felpham

In Excess of £355,000

1 Lindsey Court, Felpham

3 bedroom detached bungalow in sought-after cul-de-sac near Felpham village. No onward chain.

- Detached Bungalow
- No Onward Chain
- 1,098 Sqft of Accommodation (inc Garage)
- 3 Double Bedrooms
- Sitting/Dining Room & Kitchen
- Shower Room
- Corner Plot
- Private Rear Garden
- Garage & Driveway

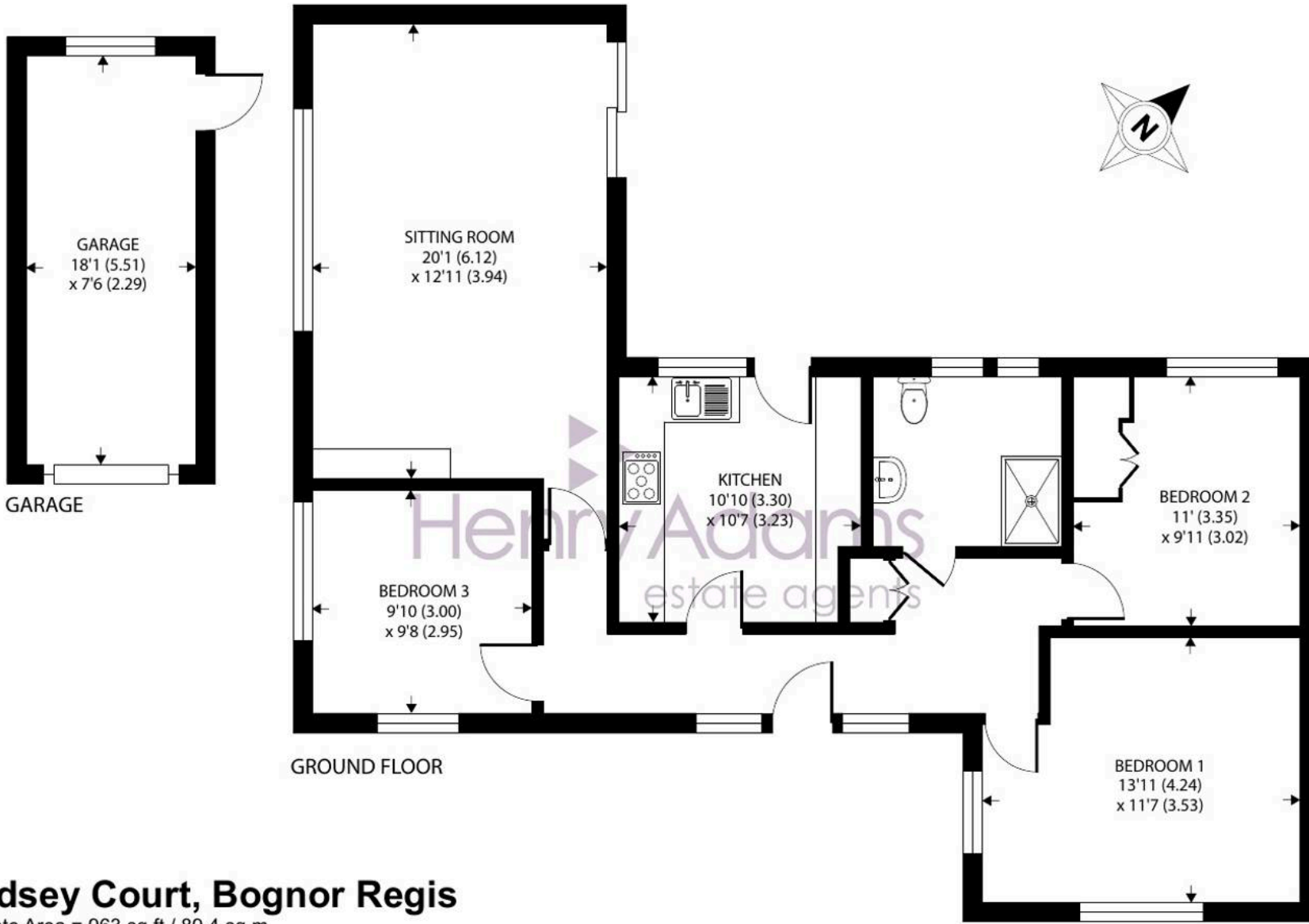
This three bedroom detached bungalow is located in a small favoured cul-de-sac to the north of Felpham village and is now offered for sale with the advantage of no onward chain.

The property offers approximately 1,098 sqft of accommodation (including the garage). The internal space comprises a generous sitting/dining room with patio doors opening out to the garden, and a kitchen which also has access to the garden. The kitchen is fitted with a range of units and has space for a variety of free-standing domestic appliances. Further along the hall, there are three double bedrooms, along with a family shower room. The property also features gas heating, double glazing and parquet flooring in the entrance hall, under the carpet in the sitting room and principal bedroom.

Cont







Lindsey Court, Bognor Regis

Approximate Area = 963 sq ft / 89.4 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 1098 sq ft / 101.9 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: 1193855

Externally, the bungalow occupies a delightful corner plot with a charming garden enveloping the property, offering various spots in which to sit throughout the day. The rear garden consists of a mixture of lawn and patio, predominantly facing west with a good degree of privacy. Additionally, there is a garage with remote controlled door and off-road parking, along with a timber storage shed.

Felpham offers a range of local facilities including schools, a doctors surgery, a pharmacy, sports centre and swimming pool, golf club and a range of useful shops. There are also sailing facilities at Felpham sailing club. Historic Arundel and the Cathedral City of Chichester can all be found within approximately an eleven mile radius.

What3Words ///snake.asks.clues

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Henry Adams - Middleton on Sea

Henry Adams LLP, Old Bank House, 128 Middleton on Sea - PO22 6DB

01243 587687

middleton@henryadams.co.uk

www.henryadams.co.uk

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.