





## 10 Fourteen Acre Avenue, Felpham

This well presented family home offers spacious accommodation and a private, southerly rear garden.



- ▶ **Semi-Detached House**
- ▶ **4 Bedrooms**
- ▶ **Kitchen-Dining Room**
- ▶ **21ft Sitting Room**
- ▶ **Office/Workshop & Stores**
- ▶ **Immaculately Presented**
- ▶ **2 Shower/Bathrooms**
- ▶ **Separate Utility Room**
- ▶ **Southerly Rear Garden**
- ▶ **Open Views to the Front**

Located on the edge of this popular development and enjoying open views of greenspace to the front, this attractive yet practical 4 bedroom family home was constructed in 2012 and has been substantially improved by the current owners in recent times. With a spacious layout offering 1,172 sqft of accommodation (excluding the garage) and charming features throughout, this property promises a comfortable and inviting living experience.

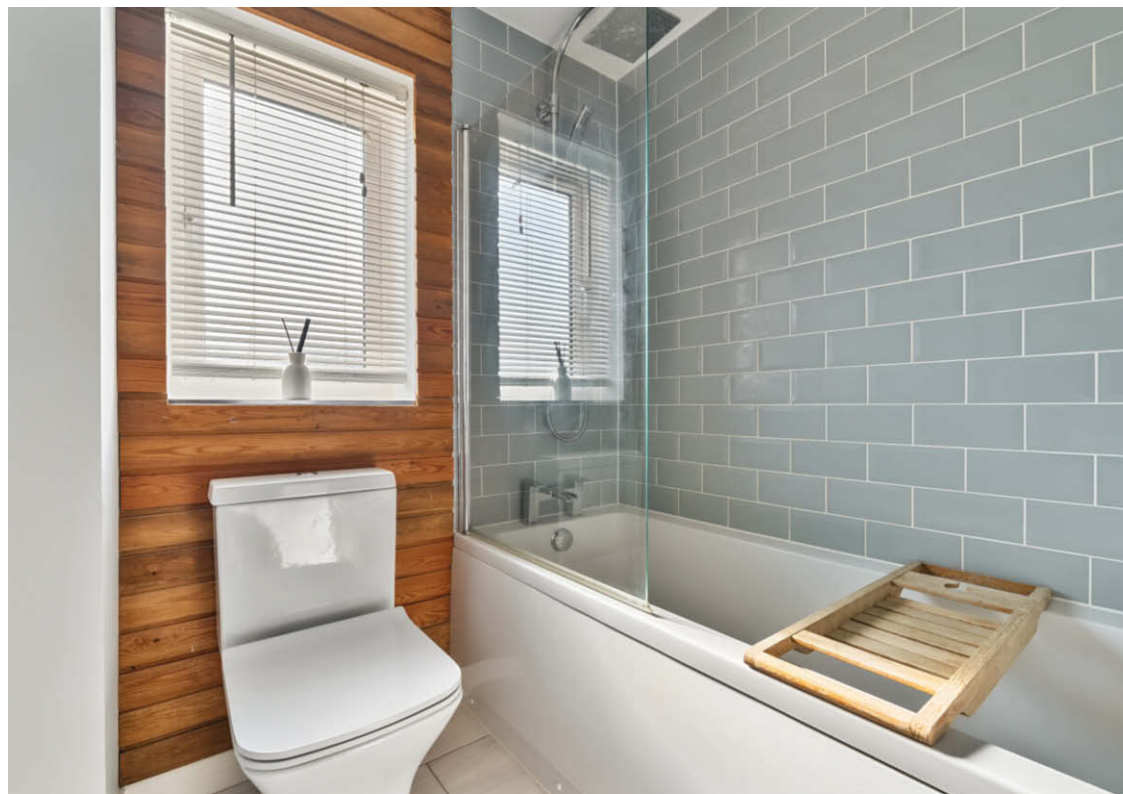
Upon entering, you are greeted by a welcoming entrance hall with storage, WC and a utility room. This provides space for the washing machine, a tumble dryer and has plenty of storage for coats and shoes. The spacious modern kitchen-dining room has space for a large table, ample worktops, cupboards and space for an American fridge/freezer. Double doors open out onto the southerly rear garden as does the 21ft sitting room, which will be found on the other side of the hall.

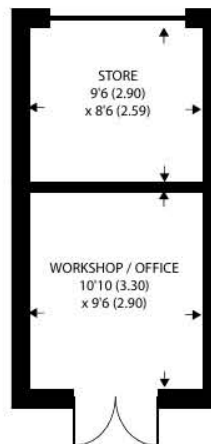
Upstairs, the accommodation continues to impress with 4 well-appointed bedrooms. The principal bedroom benefits from having an en-suite shower room, whilst the other 3 bedrooms share the attractive family bathroom.

For those in need of a designated workspace or hobby area, the property features an office/workshop, this has been converted from the garage and accessed from the rear garden, whilst the front of the garage remains to provide useful storage space. The garage could be easily reinstated if required.

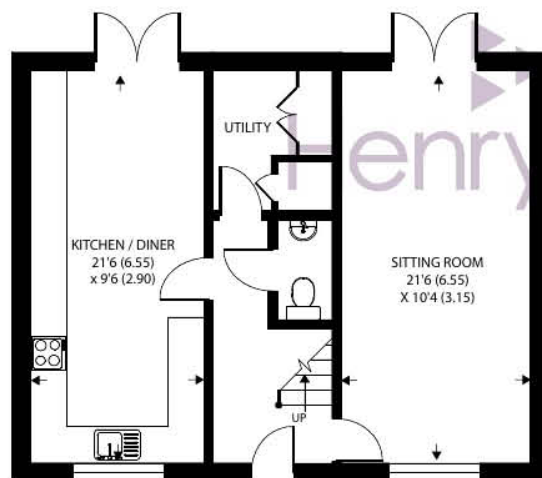








OUTBUILDING (not shown in exact location)



GROUND FLOOR



FIRST FLOOR

## Fourteen Acre Avenue, Felpham, Bognor Regis

Approximate Area = 1172 sq ft / 108.9 sq m

Outbuilding = 188 sq ft / 17.5 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1202624

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 southerly rear garden provides a good level of privacy and is of a low maintenance design with artificial lawn and large decks. In addition to the garage building is an allocated parking space which can be accessed from the garden.

### Location

The property is situated on the outskirts of a modern development to the north of Felpham village, overlooks open green-space to the front and with good transport links. Felpham is a beautiful seaside village which offers a wide range of local facilities including various schools, a sports centre with swimming pool, nurseries, a recreation ground, golf club and a range of useful shops, all are within an easy drive, but are also walkable. The town of Bognor Regis is nearby whilst the historic cities of Chichester and Arundel are within easy reach.  
24/10/24

Council Tax Band: D

What3Words ///eating.news.acid



