






## 7 Stanhorn Grove, Felpham

Adaptable and well presented town house.

 2  3/4  2 

- ▶ **Modern Semi-Detached Family Home**
- ▶ **Versatile Accommodation**
- ▶ **3 Double Bedrooms**
- ▶ **Ground Floor Office**
- ▶ **Family Bathroom and Cloakroom**
- ▶ **1,352 Sqft**
- ▶ **Open Plan Kitchen-Living Room**
- ▶ **1st Floor Sitting Room/Bedroom 4**
- ▶ **En-Suite Shower Room**
- ▶ **Garage & Driveway**

Situated within the sought-after modern estate in Felpham, this spacious 3/4 bedroom semi-detached town house offers versatile living tailored to meet the residents requirements.

Internally, the property presents an up-to-date and neutral aesthetic, whilst the accommodation measures 1,352 sqft and is arranged over three floors. It features an open plan kitchen equipped with a variety of high gloss units and several integrated appliances. This area seamlessly flows into the family room and extended garden room at the rear of the property. Additionally, there is a home office on the ground floor, ideal for home working or use as a children's playroom, whilst a cloakroom completes the ground floor accommodation.

Moving from the hall, stairs lead to the first floor, where both the sitting room and principal bedroom are located. The bedroom benefits from having an en-suite, whilst the sitting room could be adapted for use as a fourth bedroom if required.

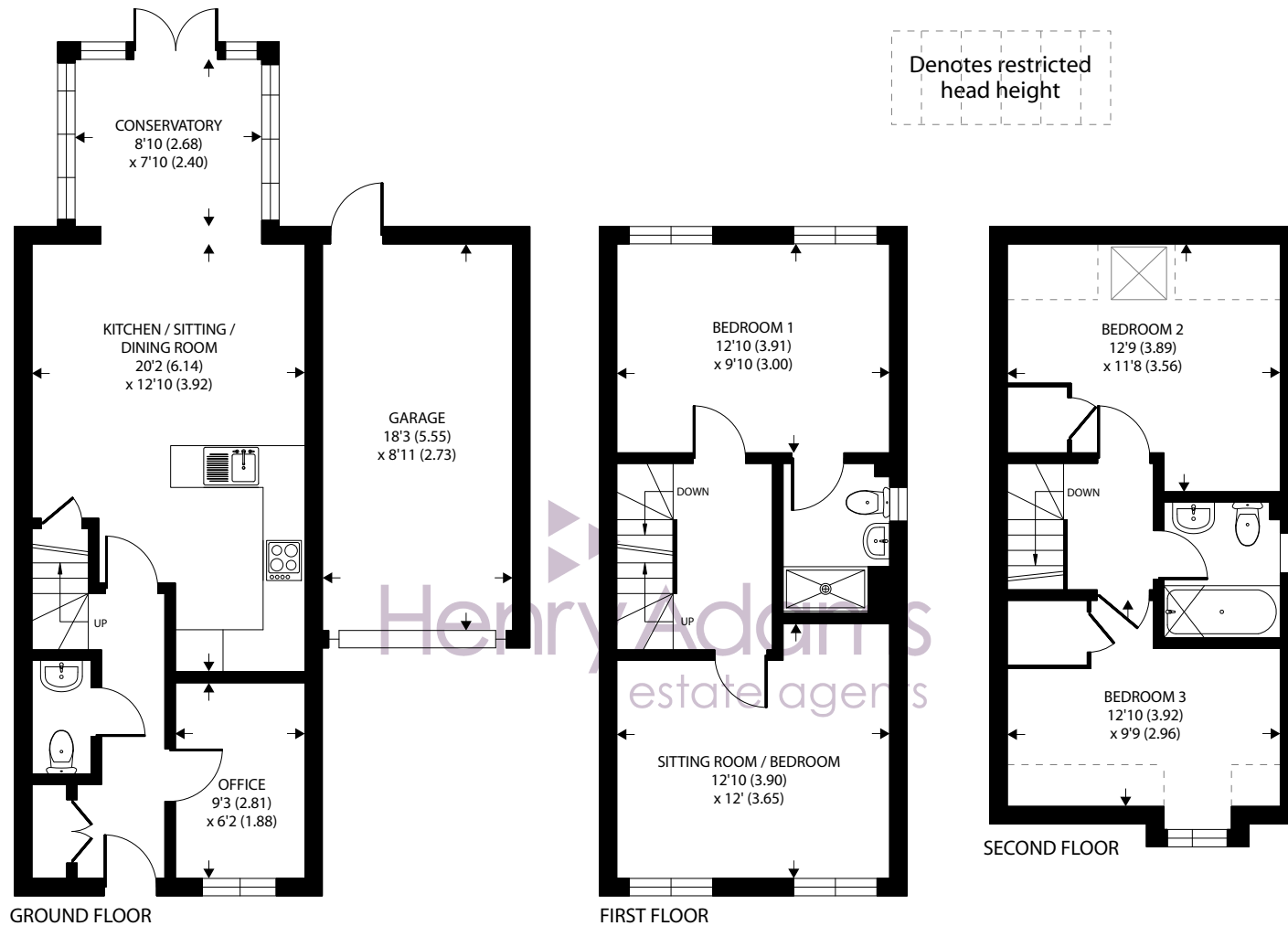
On the second floor, you will find two more bedrooms and a bathroom.

Externally, the property includes off-road parking for one vehicle in front of the garage. The garage has power and lighting with a personal door that leads to the garden. The rear garden features areas of decking and lawn.









Approximate Area = 1146 sq ft / 106.4 sq m  
 Limited Use Area(s) = 43 sq ft / 3.9 sq m  
 Garage = 163 sq ft / 15.1 sq m  
 Total = 1352 sq ft / 125.4 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 property is situated on a modern development to the north of Felpham village, in the popular Charles Church phase and within easy reach of the A259. The development includes plenty of open green space, local stores and primary school. Felpham itself offers a wide range of local facilities including various schools, a sports centre with swimming pool, golf club and a range of useful shops.

Charges: Greenbelt Group Ltd - £110.76 for the management of the green spaces.

Annual Service Charge: We understand the annual service charge is approximately £99.55 p.a.

Council Tax Band: D

What3Words ///brain.twist.swim

08/01/25

