



## 3 Mornington Crescent, Felpham

Guide Price £357,500



## 3 Mornington Crescent

A chain-free detached bungalow.

- Detached Bungalow
- No Forward Chain
- 2 Double Bedrooms
- Kitchen & Shower Room
- Sitting-Dining Room
- Private Rear Garden
- Garage & Driveway
- Popular Residential Area

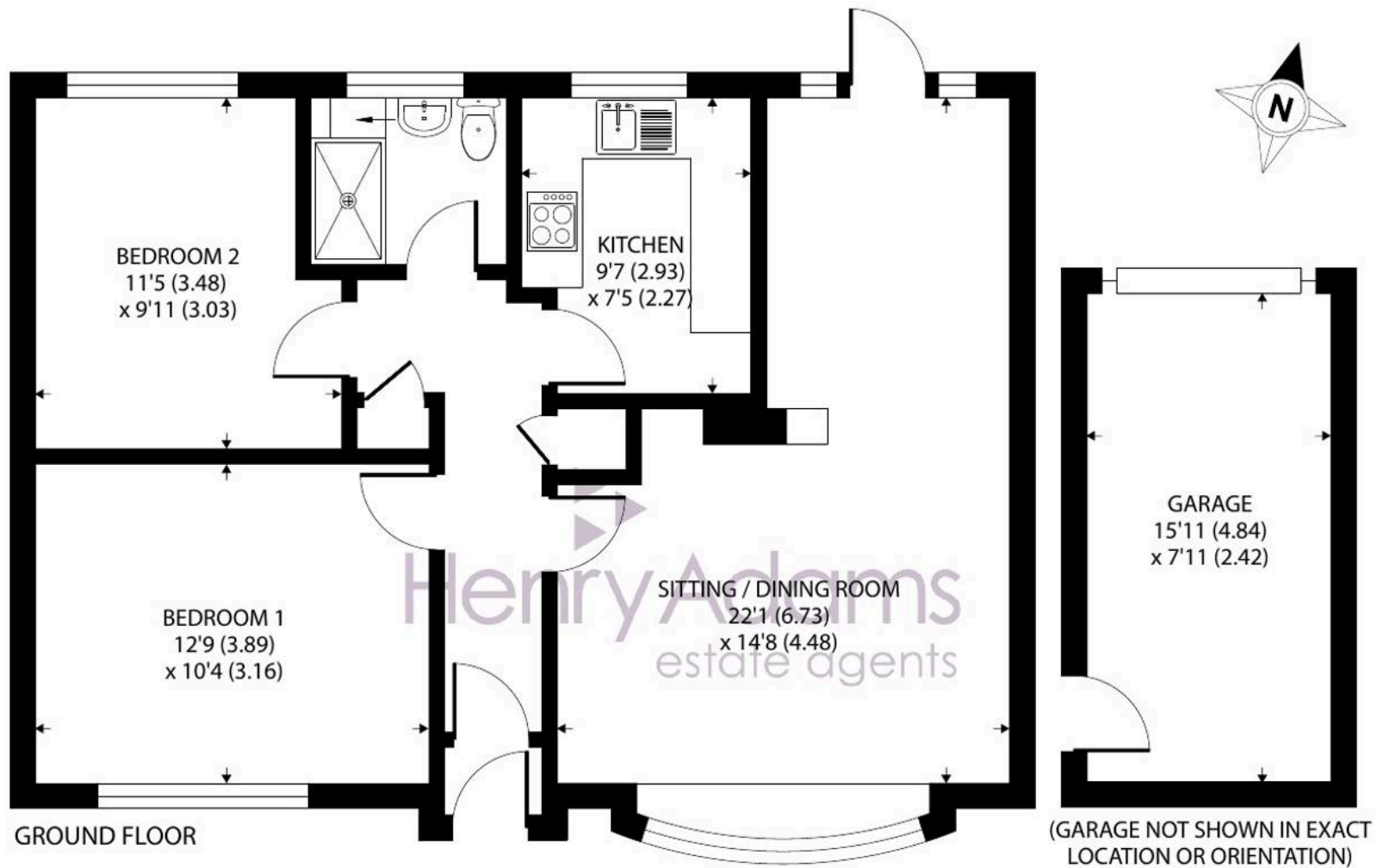
This charming and well presented two bedroom detached bungalow is located within a popular residential area, offering a peaceful retreat with the convenience of urban amenities close by. Boasting two double bedrooms and an open-plan L-shaped sitting-dining room, this property provides comfortable living spaces ideal for a small family or a couple looking to downsize. With no forward chain, this bungalow is ready for new owners to move in and make it their own.

The accommodation measures 722 sq ft and briefly comprises: entrance hall with store cupboards and doors to the modern shower room, both double bedrooms and the kitchen. The sitting-dining room has a dual aspect with a southerly window to the front allowing for plenty of light, and a door onto the rear garden from the dining area. Although there is a serving hatch, the kitchen could potentially be combined with the dining area to create a larger kitchen-diner if desired. The property is also double glazed and has gas central heating.









## Mornington Crescent

Approximate Area = 722 sq ft / 67 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 848 sq ft / 78.7 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). © natchecom 2025. Produced for Henry Adams. REF: 1265667



Outside, this property boasts a private rear garden, being mainly laid to gravel for ease of maintenance and offering a tranquil outdoor space for relaxation and recreation. A door from the garden leads into the garage, whilst an additional parking space will be found in front of the garage.

Mornington Crescent is located a short distance to the north of the Felpham village. 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. Bognor town centre is close by and offers a wide range of facilities including main line station to London Victoria. Historic Arundel and the Cathedral City of Chichester can all be found within approximately an eleven mile radius.

What3Words ///leader.until.loser

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D







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