



3 Bulbeck Way, Felpham

Guide Price £365,000

 Henry Adams
estate agents

3 Bulbeck Way

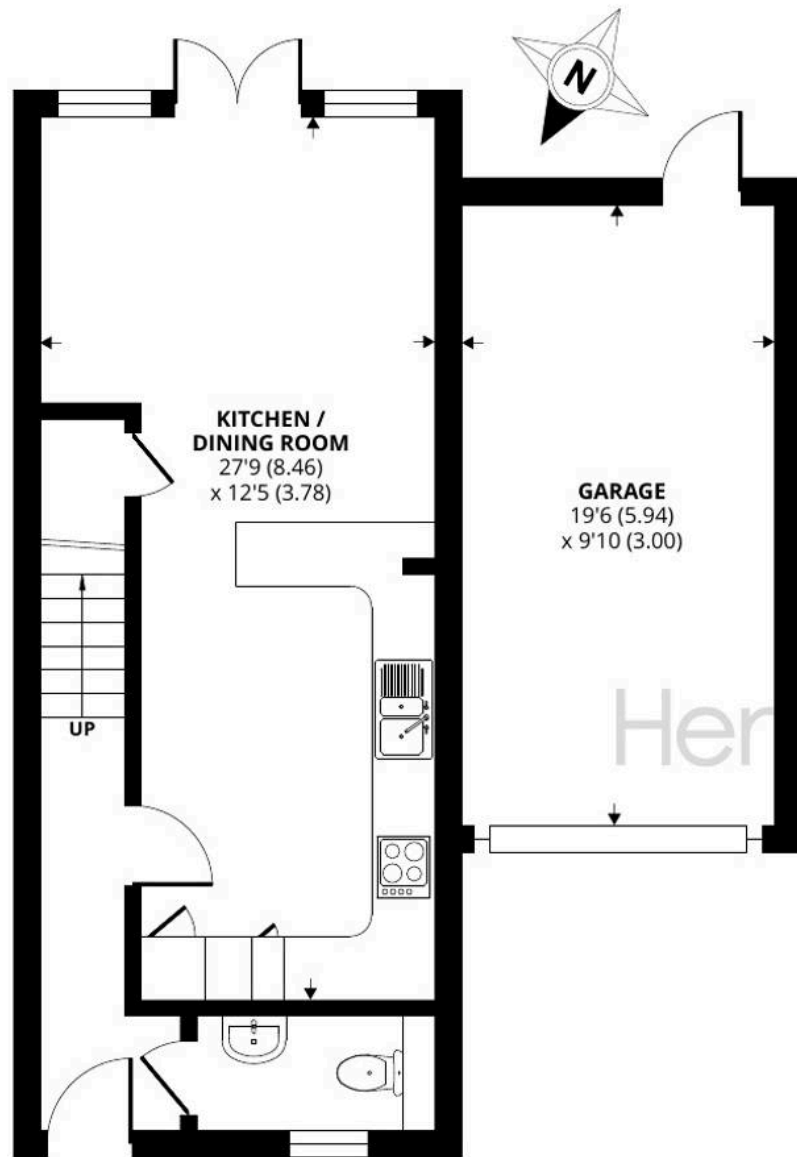
- Semi-Detached Town House
- 1,376 Sq Ft including Attached Garage
- Accommodation Arranged Over 3 Floors
- 3/4 Bedrooms
- Kitchen/Dining Room
- 2 Bath/Shower Rooms & Ground Floor WC
- Attached Garage & 2 Car Driveway
- Low Maintenance South Facing Garden
- Distant Views of the South Downs
- Close to Local Amenities & Transport Links

Boasting an enviable position on the estate, this three/four bedroom semi-detached town house has views over the South Downs to the north and a south facing garden to the rear. The property was built approximately thirteen years ago and has been well maintained and improved by the current owners. The accommodation measures 1,376 sq ft (including the attached garage), is arranged over three floors and briefly comprises: Ground floor entrance hall with cloakroom which leads to the spacious kitchen/dining/family room to the rear of the property. The kitchen provides ample storage and worktop space with a number of integral appliances including oven, hob, fridge/freezer and dishwasher. This room also has doors leading out to the rear garden beyond. On the first floor, there is a double bedroom, sitting room/additional bedroom and bathroom with WC. The top floor of the house boasts a further two double bedrooms and a further shower room/WC.

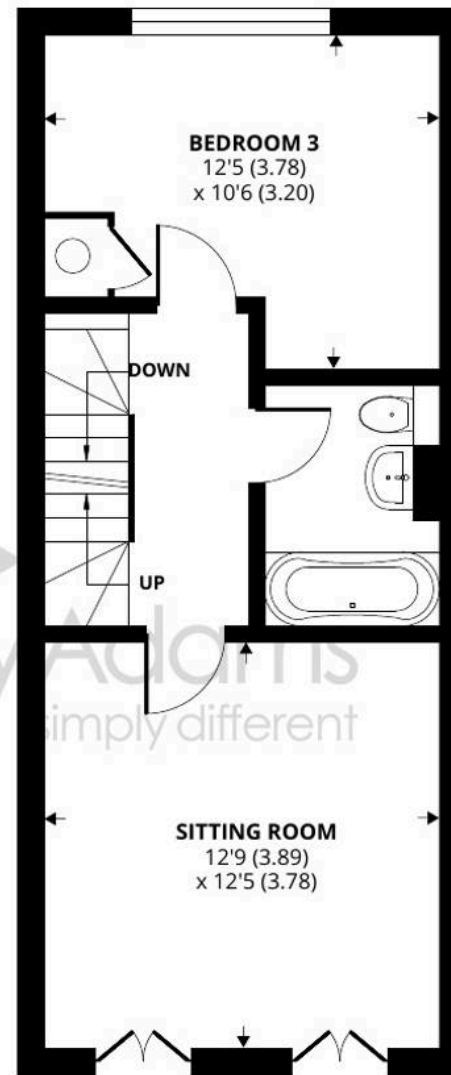




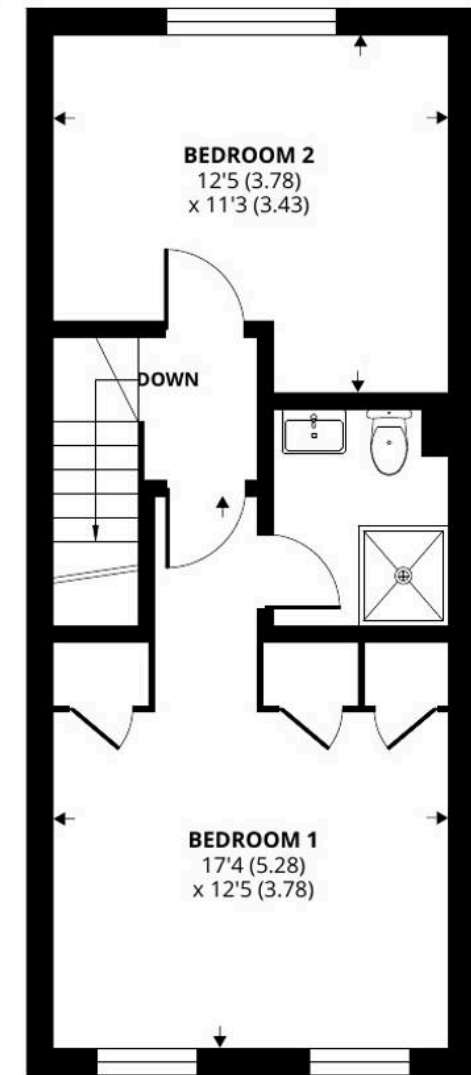




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Bulbeck Way, Felpham, Bognor Regis

Approximate Area = 1376 sq ft / 127 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Henry Adams. REF: 945503

To the front of the property is a driveway providing off-road parking for two cars and a garage. As mentioned previously, the low maintenance garden is of a southerly aspect, mainly laid to artificial grass with an area of decking and borders.

Bulbeck Way is located to the north of the pretty village of Felpham and within easy reach of good road links.

Felpham offers a wide range of local facilities including schools, a medical centre, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range of facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven-mile radius.

What3Words ///fish.stale.funny

Estate Charge: We understand the estate charge is approximately £130 p.a.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.