

# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£530,000

Freehold

Felpham Way, Felpham, Bognor Regis, PO22 8PT



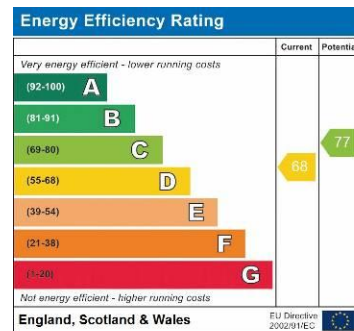
Book a Viewing

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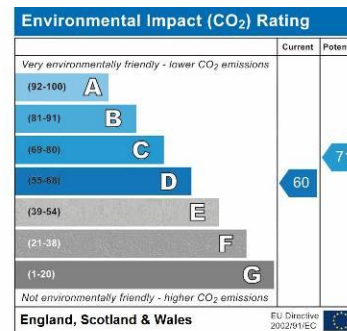
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- 5 Bedrooms
- Detached Chalet Style Home
- Substantial Kitchen
- Conservatory
- 3 Ensuites
- Off Road Parking



## Accommodation

### Ground Floor

Porch: 4' 4" x 10' 8" (1.33m x 3.26m)  
 Hall / Stairs / Landing: 13' 5" x 3' 8" (4.10m x 1.13m)  
 Lounge: 23' 6" x 9' 8" (7.17m x 2.96m)  
 Dining Room: 10' 8" x 14' 8" (3.27m x 4.49m)  
 Kitchen: 12' 3" x 13' 0" (3.75m x 3.97m)  
 Conservatory: 8' 3" x 15' 10" (2.54m x 4.84m)  
 Bedroom 1: 15' 10" x 17' 6" (4.84m x 5.34m)  
 Shower Room: 5' 5" x 6' 7" (1.67m x 2.03m)  
 Utility Room: 5' 5" x 9' 1" (1.67m x 2.77m)



### 1st Floor

Hall / Stairs / Landing: 10' 8" x 9' 3" max (3.26m x 2.84m)  
 Bedroom 2: 16' 2" x 16' 2" (4.94m x 4.95m)  
 Ensuite: 5' 11" x 10' 1" (1.82m x 3.08m)  
 Bedroom 3: 10' 9" x 12' 7" (3.30m x 3.84m)  
 Ensuite: 5' 11" x 5' 7" (1.82m x 1.71m)  
 Bedroom 4: 13' 3" x 9' 10" (4.05m x 3.00m)  
 Ensuite: 2' 9" x 4' 6" (0.85m x 1.39m)  
 Bedroom 5: 7' 10" x 8' 11" (2.41m x 2.74m)  
 Rear Garden: 49' 6" x 58' 0" (15.1m x 17.7m)



## What the agent says... “”

Refurbished in 2018/2019 for use as a B&B property, this substantial five bedroom detached home with lots of off road parking is located a few yards from the Felpham traffic lights and access to the village centre.



The accommodation comprises porch, large lounge, dining/breakfast room that connects to a substantial kitchen with very large breakfast bar, utility room, downstairs shower room and the main bedroom which is a whopping 5.3m x 4.8m and was converted from its original use as a double garage.



Upstairs, the second bedroom (formerly the main bedroom) is also substantial in size with fitted wardrobes, drawers fitted into the eaves space and an attractive and modern ensuite bathroom featuring a spa bath. Bedroom 3 has an ensuite with a corner bath, bedroom 4 has an ensuite WC and even bedroom 5 is a double room.

Outside the front is laid to hard standing and shingle and creates ample parking. The rear garden is 17m x 8m, has a brick built patio and a raised lawn with two very large outhouses.