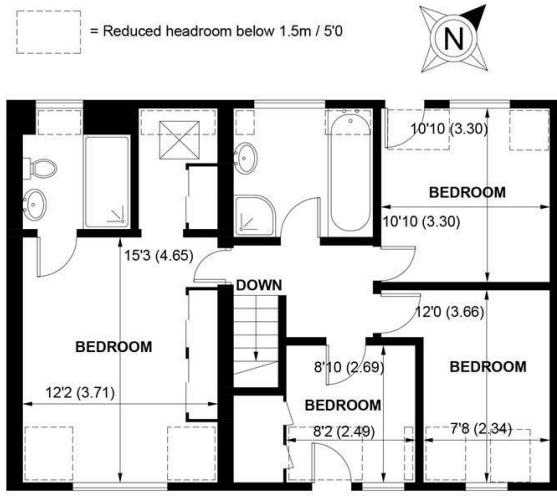
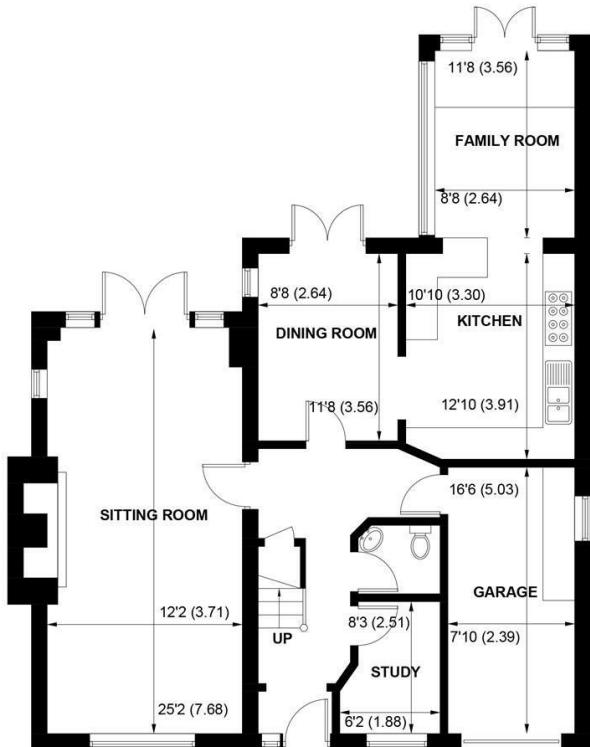




Sims Williams



BLUEBELL COTTAGE, CLOVELLY AVENUE, FELPHAM, SUSSEX, PO22 8QN



**BOGNOR REGIS OFFICE**

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# £569,950 Freehold

BLUEBELL COTTAGE,  
CLOVELLY AVENUE,  
FELPHAM,  
SUSSEX, PO22 8QN

- Detached Chalet
- Four Bedrooms
- En-Suite To Master
- Three Reception Rooms
- Modern Kitchen
- Dual Aspect Lounge
- Family Bathroom
- Secluded Garden
- Ample Parking & Garage

## EPC RATING

Current = D

Potential = C

## COUNCIL TAX BAND

Band = F

This detached chalet is located in a quiet cul-de-sac within Felpham which is just 0.7 miles north of Felpham Beach. The local shops, restaurants and pubs can be found in the village which is under a mile away. The Cathedral City of Chichester is located north west of Felpham and has a comprehensive shopping centre.

Internally the property is presented to a high standard throughout and boasts spacious and versatile accommodation over two floors.

On the ground floor there is a large entrance hall, study room and a dual aspect sitting room with a large feature fireplace.

To the rear is an internal access to the garage, dining room with doors leading to the garden and an open plan kitchen/family room with ample worktop space and a range of integrated appliances.

The first floor offers a family bathroom with bath and a separate shower and four double bedrooms with the master offering a newly installed en-suite shower room and a walk-in wardrobe.

Outside to the rear is an enclosed secluded garden which is mainly laid to lawn with a newly paved seating area. To the front is off road parking via a block paved driveway and garage with up and over door.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From Flansham roundabout take the first exit onto Flansham Lane. At the mini roundabout take the second exit onto Felpham Way and the first right onto Clovelly Avenue and the house can be found on your left.

