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ESTATE AGENTS

Haywards Close, Felpham, Bognor Regis
Offers Over £280,000



This well presented three bedroom end of terrace house offers spacious and versatile accommodation, together with the added benefit of a garage located within a separate compound. The welcoming entrance hall leads into a bright and generously proportioned open plan living and dining area, creating a versatile space for relaxing, entertaining and enjoying family meals. There is ample room for comfortable seating as well as a full sized dining table and additional furnishings. The fitted kitchen features a range of units and generous worktop space creating a practical and stylish space for everyday cooking.

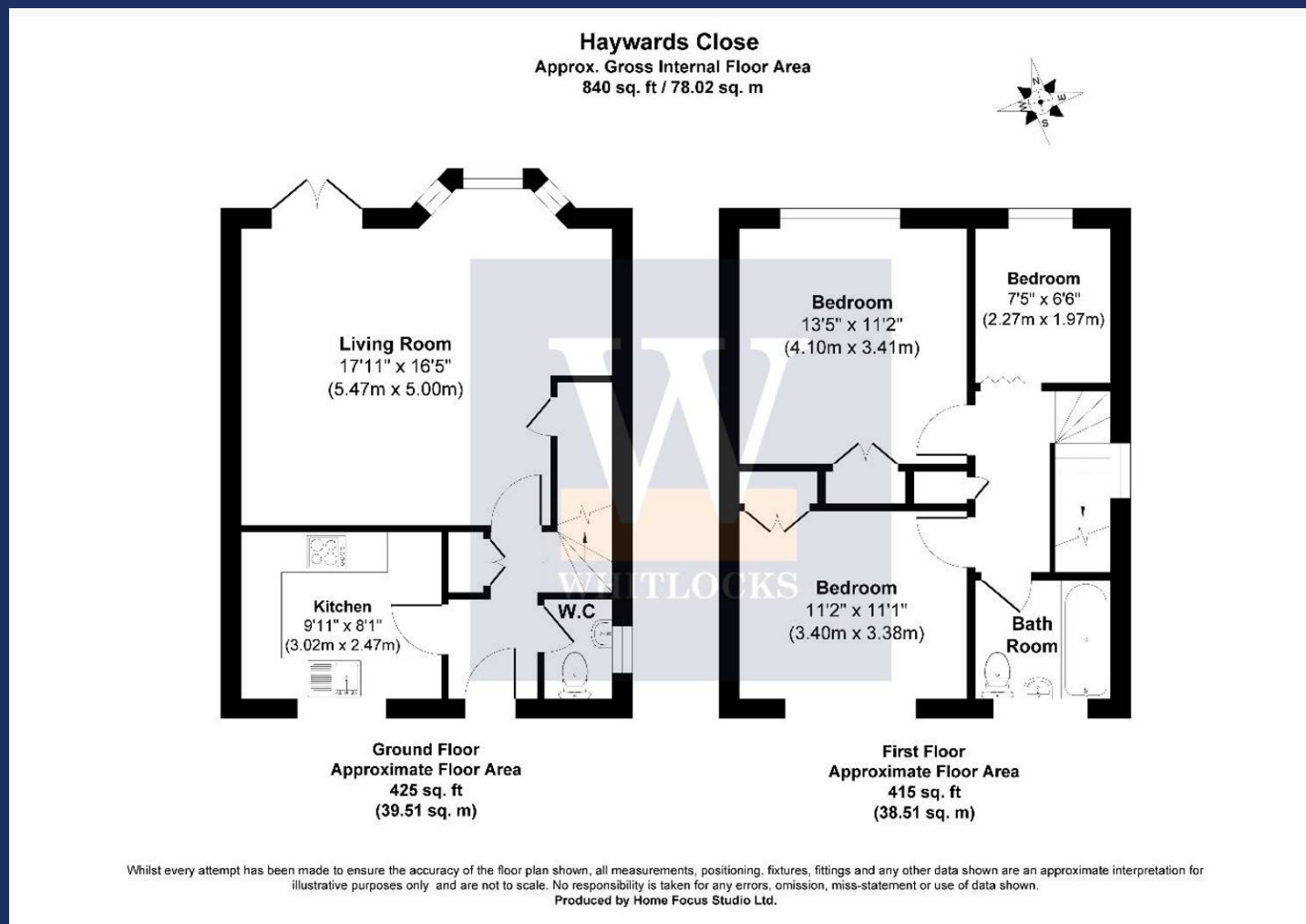
Upstairs, the property offers three attractive, well-proportioned bedrooms, each providing a comfortable and versatile space. The principal bedroom and second bedrooms offer generous proportions, while the third is also a well-sized room with excellent flexibility, making it equally suitable as a bedroom, nursery, guest room or home office. All three rooms benefit from good natural light and offer appealing accommodation for a range of needs. The family bathroom is fitted with a modern white suite comprising a bath with shower over, wash basin and WC, complemented by attractive tiling and contemporary fittings. Further convenience is provided by a separate ground floor WC.



Externally, the property enjoys a private, enclosed rear garden, featuring a paved patio ideal for outdoor dining and entertaining, together with a well-maintained lawn and established planting that create an attractive space for relaxing and family enjoyment. The garage within the compound provides useful secure parking or further storage space. A viewing is highly recommended to appreciate the space and accommodation on offer.

Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post Offices, Butchers, sought after Schools, Convenience Stores, a Golf Club, Pubs, Restaurants, a Sports Centre, Playing Fields and many more. The Village is within a short stroll to the Beach, where you will find the famous Lobster Pot Restaurant, Beachcroft Hotel and Yacht Club. The Promenade is a lovely place to walk with stunning coastal views which takes you towards Bognor Regis Town leading to Aldwick. Felpham is also within easy access to Chichester and Littlehampton.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: