

**THE HARTINGS**  
**Felpham**  
**West Sussex**



**£275,000**

**Extended, 3-bedroom end of terrace house with garage**

**FEATURES:**

- Extended open plan living / dining room with doors to the rear garden
- 2 Double bedrooms, 1 single and shower room
- Fitted kitchen & good size entrance hall
- Garage in compound with access from rear garden

# THE HARTINGS

## Felpham

### West Sussex

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## SITUATION

The property is situated in The Hartings, close to the villages of Felpham & Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. Felpham village has many recreational facilities including a sports centre with swimming pool & sailing club and Middleton-on-Sea has a sports club & gym. There is a choice of local schools and doctors surgeries. There is a bus stop at the top of the road linking Middleton-on-Sea to Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.





# THE HARTINGS

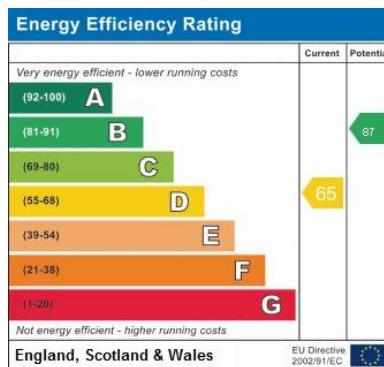
Felpham

West Sussex



## DESCRIPTION

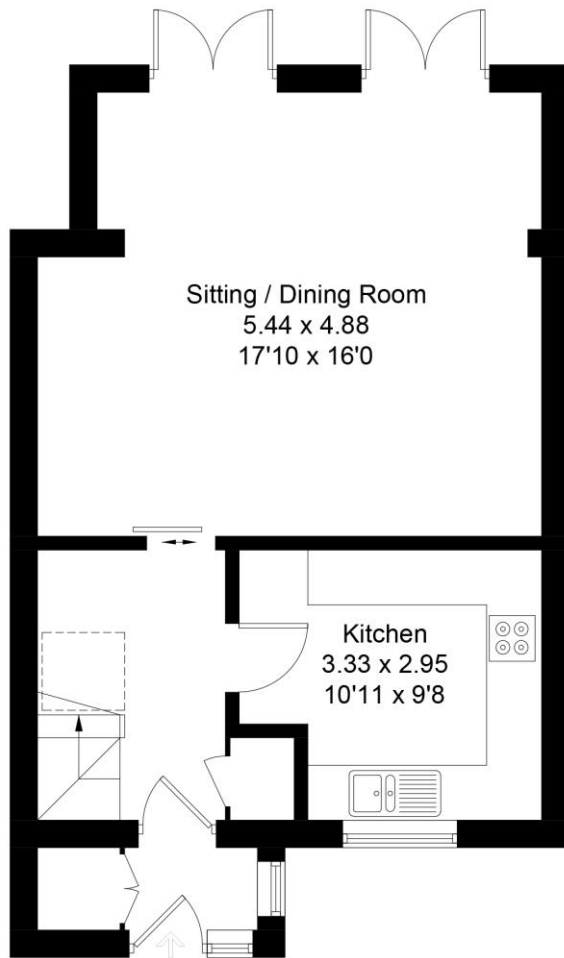
14 The Hartings is an end of terrace home located at the end of the cul-de-sac. The accommodation comprises of enclosed entrance porch leading to the entrance hall and a door to the kitchen which has a range of fitted units and space/plumbing for two white goods. The spacious and extended open plan sitting / dining room has two sets of double doors out onto the garden. On the first floor there are two double bedrooms, a single bedroom and a shower room with walk-in shower. The rear garden is enclosed, part terraced with a southerly aspect and a door to the rear where there is access to the single garage. At the front of the property there is a small front garden with a low brick wall boundary. The single garage has a metal up and over door and also has power and light.



Address:  
14 The Hartings, Felpham PO22 6QF

## FLOOR PLAN:

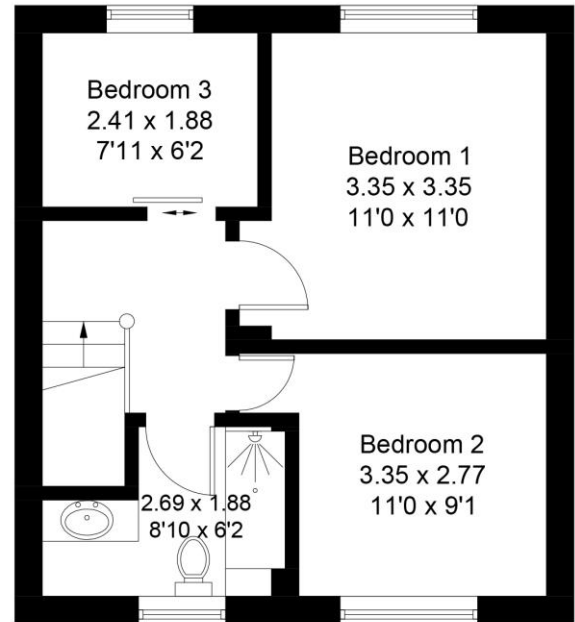
Approximate Gross Internal Area = 79.8 sq m / 859 sq ft



**Ground Floor**



= Reduced headroom below 1.5m / 5'0



**First Floor**

Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID786530)

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