

POULNER CLOSE

Felpham

West Sussex



£440,000 Freehold

A well-presented, detached, four-bedroom home with easy access to village amenities and offered for sale with no forward chain

FEATURES:

- Fitted kitchen with door to the garden
- Good size living room (with fireplace) with double doors to the dining room
- Four bedrooms & family bathroom
- South facing lawned rear gardens with terrace
- Garage & driveway parking
- Walking distance to local schools, shops, golf course and village centre

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SITUATION

The property is situated in Poulner Close, conveniently located a short walk from the village and beach. The amenities that Felpham has to offer include a good choice of schools, public houses, a post office, butchers and many other shops. There are also recreational facilities nearby, including a sports centre with swimming pool, sailing and sports club. Barnham, less than 5 miles away, has a mainline train link to London with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



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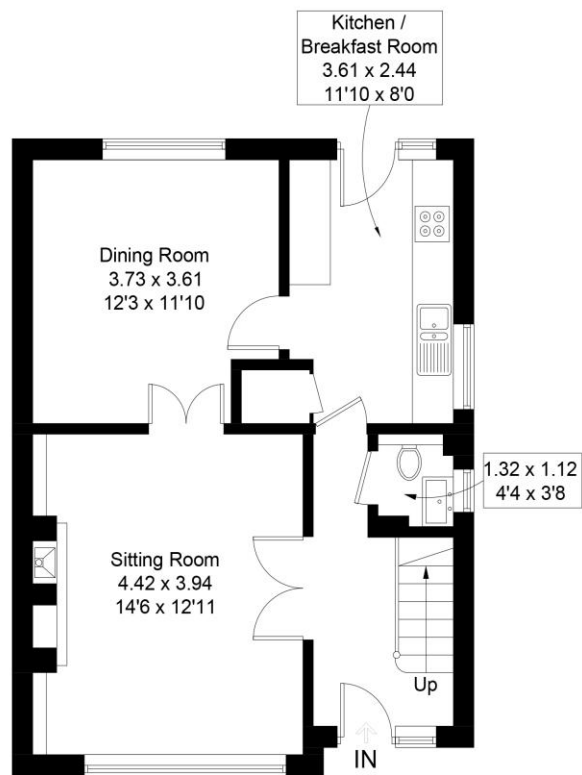
DESCRIPTION

31 Poulner Close is a spacious home which includes a good size entrance hall with double doors to the sitting room, with log burning stove and front aspect. There is a further set of double doors leading into the dining room at the rear of the property and a door into the kitchen. The kitchen has a range of fitted units, space for appliances, a large larder cupboard and a door to the rear. There is also a ground floor W.C. accessed from the inner hall. The first floor comprises four good-size bedrooms; two benefiting from built-in storage, and a contemporary family bathroom. The main rear garden is south facing, mainly laid to lawn, with a patio adjacent to the rear of the property. There is a further area of enclosed, lawned garden accessed via gates and also a side gate that leads out to the driveway and garage. The property is offered for sale with no forward chain.

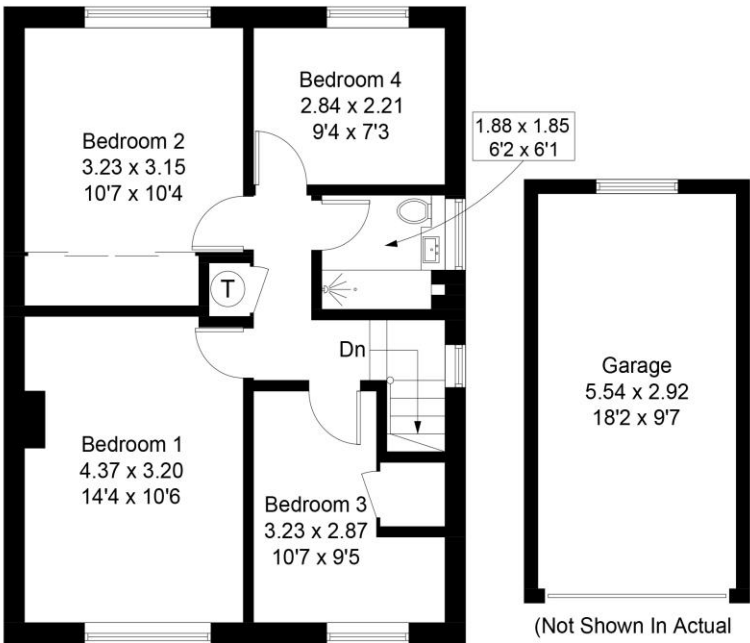


FLOOR PLAN:

Approximate Gross Internal Area = 102.1 sq m / 1099 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 118.2 sq m / 1272 sq ft



Ground Floor

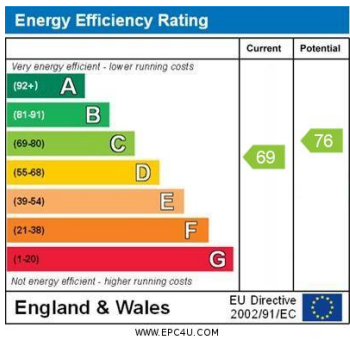


First Floor

(Not Shown In Actual Location / Orientation)

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1319865)



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