



## 3 Chaucer Way, Felpham

A detached family home with southerly rear garden.



- ▶ **Detached House**
- ▶ **Four Double Bedrooms**
- ▶ **Bathroom and Cloakroom**
- ▶ **Driveway and Garage**
- ▶ **1,284 Sqft of Accommodation (including garage)**
- ▶ **Two Reception Rooms**
- ▶ **Southerly Rear Garden**
- ▶ **Cul-De-Sac Location**

This detached family home is located within a quiet residential cul-de-sac and enjoys a private southerly rear garden. It is ideally positioned for the local village facilities at Middleton-on-Sea, as well as a choice of local schools and good transport links.

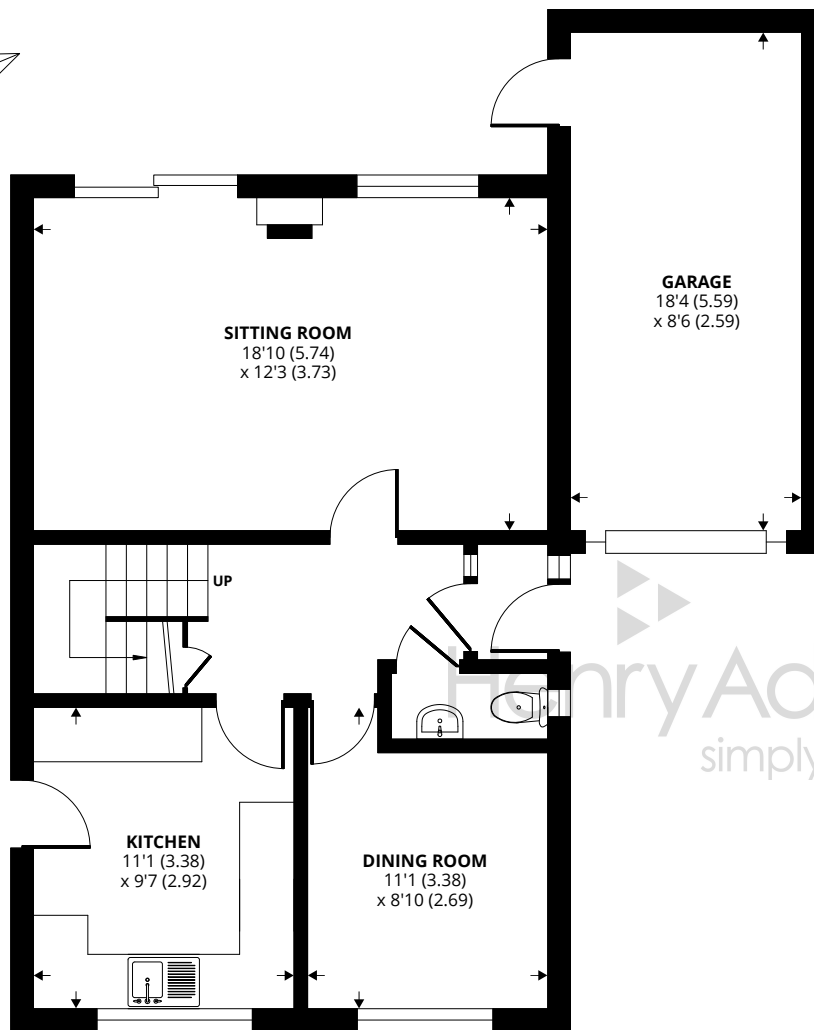
The accommodation measures 1,284 sqft (including garage) and briefly comprises: entrance hall with cloakroom. To the front of the property is a well proportioned kitchen which could be combined with the neighbouring dining room to create a spacious kitchen/dining room across the full width of the property. A generous sitting room spans the full width of the property to the rear and opens onto the southerly rear garden.

Stairs from the entrance hall rise to the first floor landing where the airing cupboard, family bathroom and all four bedrooms will be found. All four bedrooms will accommodate a double bed and three of the bedrooms have fitted cupboards.

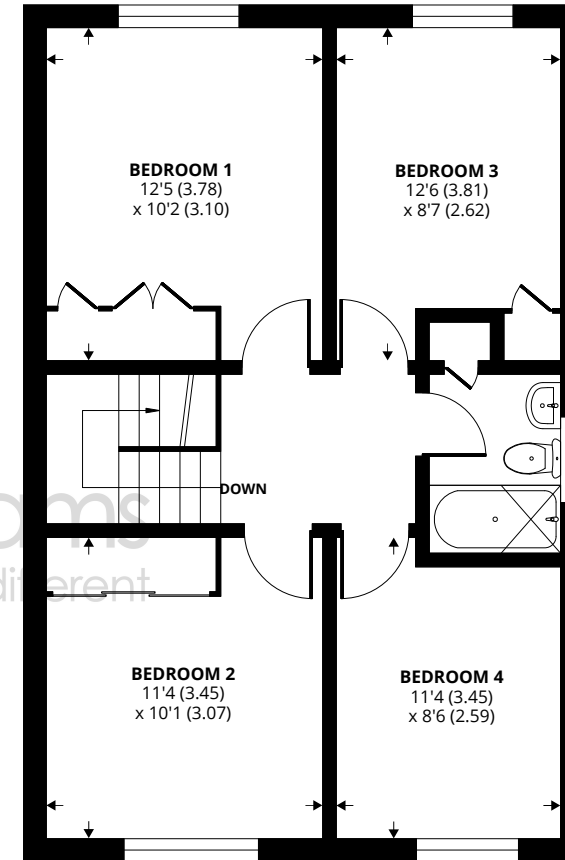
Outside, there is an area of open plan front garden with driveway and attached single garage to the side. The rear garden is mainly laid to lawn with mature hedging. It provides a good level of privacy and enjoys a desirable southerly aspect.

Council Tax Band: E





**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1126 sq ft / 104.6 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1284 sq ft / 119.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Chaucer Way is situated on Flansham Park, just a short distance to the west of Middleton-on-Sea village centre. The local area offers a number of facilities and amenities, including but not limited to, a post office, doctors, pharmacy, schools and a sports/social club. A regular bus service links the area to Bognor Regis and Chichester which both offer a wider range of shops.

## Directions

From our office in Middleton-on-Sea village centre, proceed in a westerly direction along Middleton Road. At the mini-roundabout, turn right into Flansham Park and take the second left hand turning into Chaucer Way, pass the turning into Burns Gardens, where No 3 will be found over to the left hand side.

01/09/23

