



2 Haywards Close, Felpham

Guide Price £325,000

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A modern, well presented house in quiet setting.

- End of Terrace House
- Quiet Residential Area
- Immaculate Presentation
- 841 Sqft of Accommodation
- Spacious Sitting Room
- Refurbished Bathroom & WC
- Gas Heating & Double Glazing
- Nearby Garage

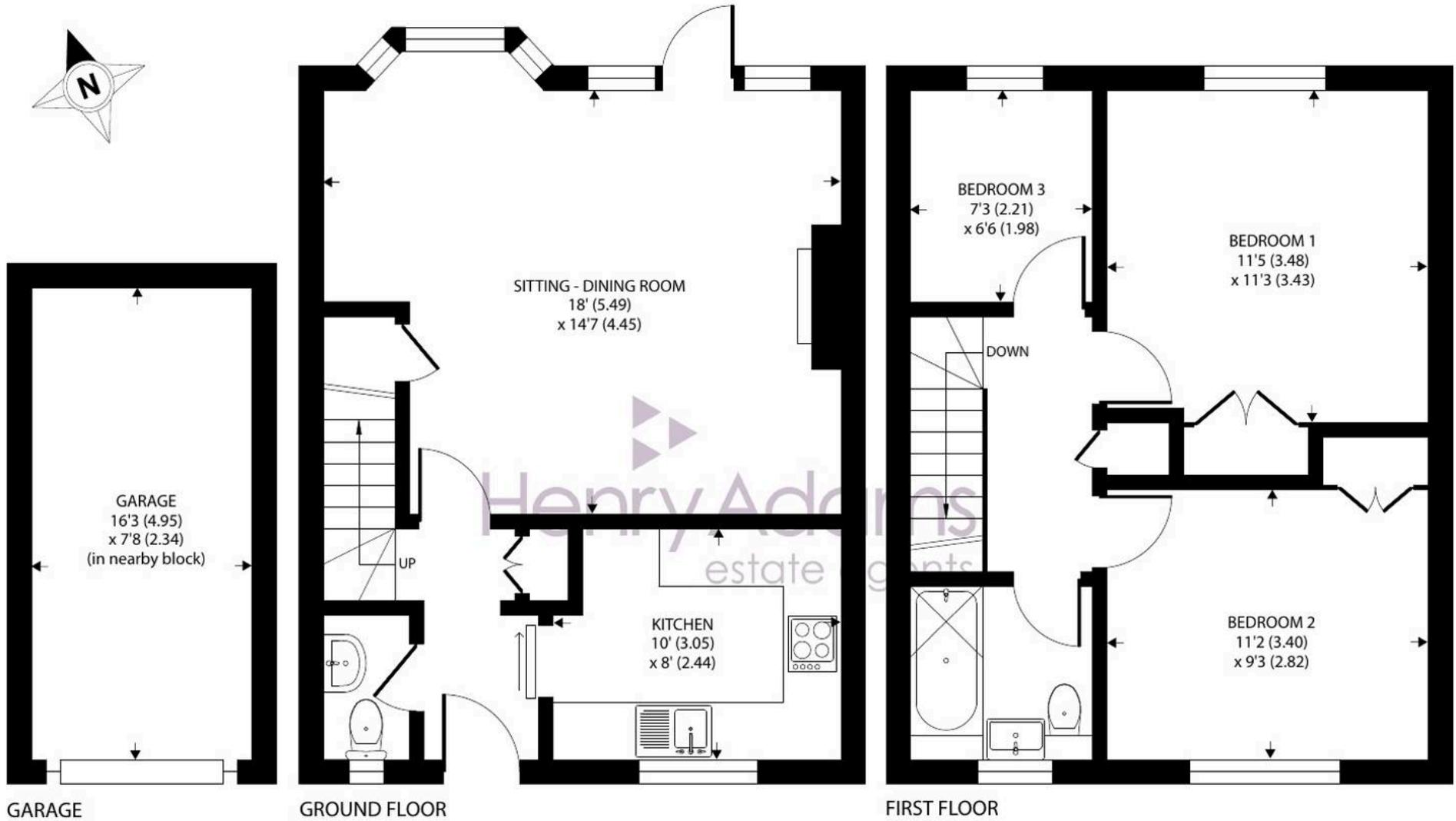
This immaculately presented end of terrace house is located within a quiet residential area, just a short distance to the north of the Felpham village centre and is within easy reach of local schools and transport links.

The accommodation measures 841 sqft (excluding the nearby garage) and briefly comprises: entrance hallway with modern WC, a well equipped kitchen overlooking the front garden and including integral oven, hob and extractor, with spaces for washing machine, dishwasher and a tall fridge freezer, whilst the spacious sitting/dining room overlooks the rear garden with its bay window and door leading out.

Stairs from the entrance hall rise to the first floor where the modernised family bathroom and all three bedrooms can be found. The two double bedrooms both benefit from having double built-in wardrobes, whilst the third bedroom is a single room. The bathroom has a modern white suite, a shower over the bath and built-in storage under the wash basin.







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Approximate Area = 841 sq ft / 78.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1189430

Outside, the rear garden is private and is mainly laid to lawn with a patio area and established borders. A garage is conveniently located in a nearby block to the rear of the property and is the middle one of the row on the right hand side. A viewing is highly recommended to appreciate the accommodation on offer.

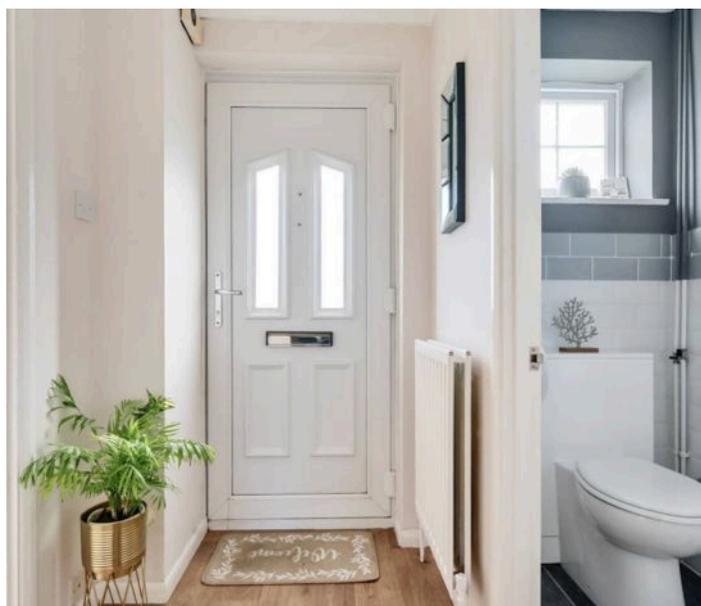
Felpham offers a range of local facilities including schools, a doctors surgery, a pharmacy, sports centre and swimming pool, golf club and a range of useful shops. There are also sailing facilities at Felpham sailing club. Historic Arundel and the Cathedral City of Chichester can all be found within approximately an eleven mile radius.

What3Words ///thank.oils.nurse

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





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