



1 Myrtle Copse, Felpham

Guide Price £315,000

 **Henry Adams**
estate agents

1 Myrtle Copse

- Modern Mid-Terrace House
- Well Presented Throughout
- 831 Sq Ft of Accommodation
- 3 Bedrooms, 2 Bath/Shower Rooms
- Attractive Kitchen
- Sitting/Dining Room
- Low Maintenance Rear Garden
- Two Allocated Parking Spaces
- Overlooking Green Space to Front

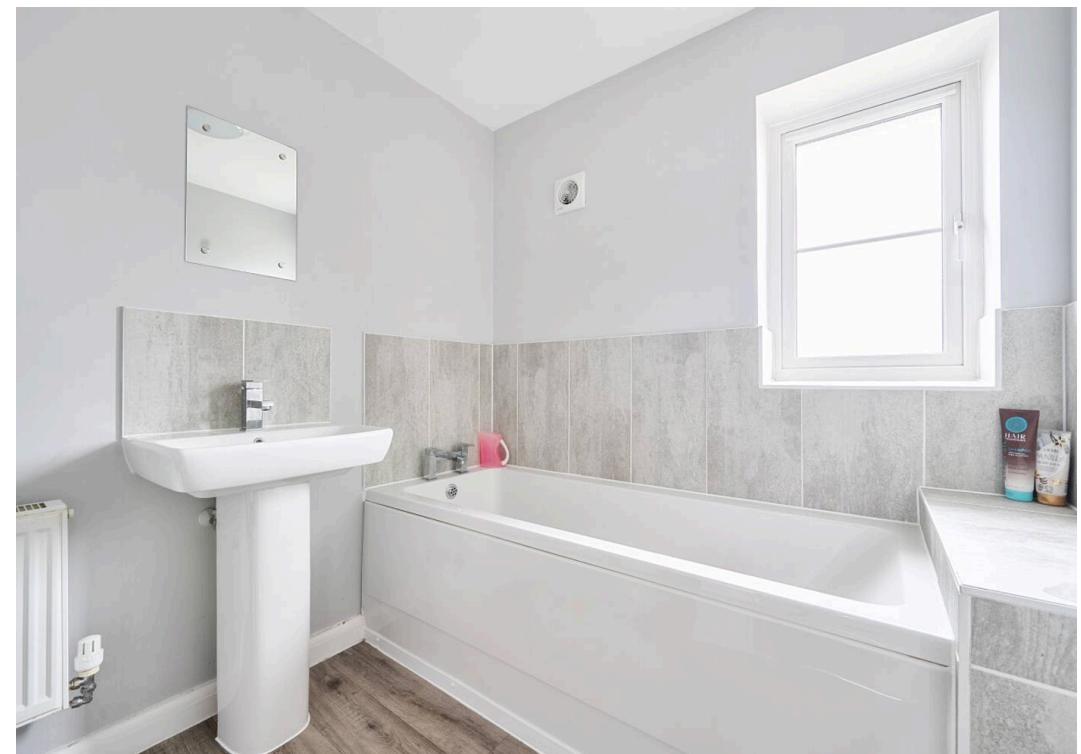
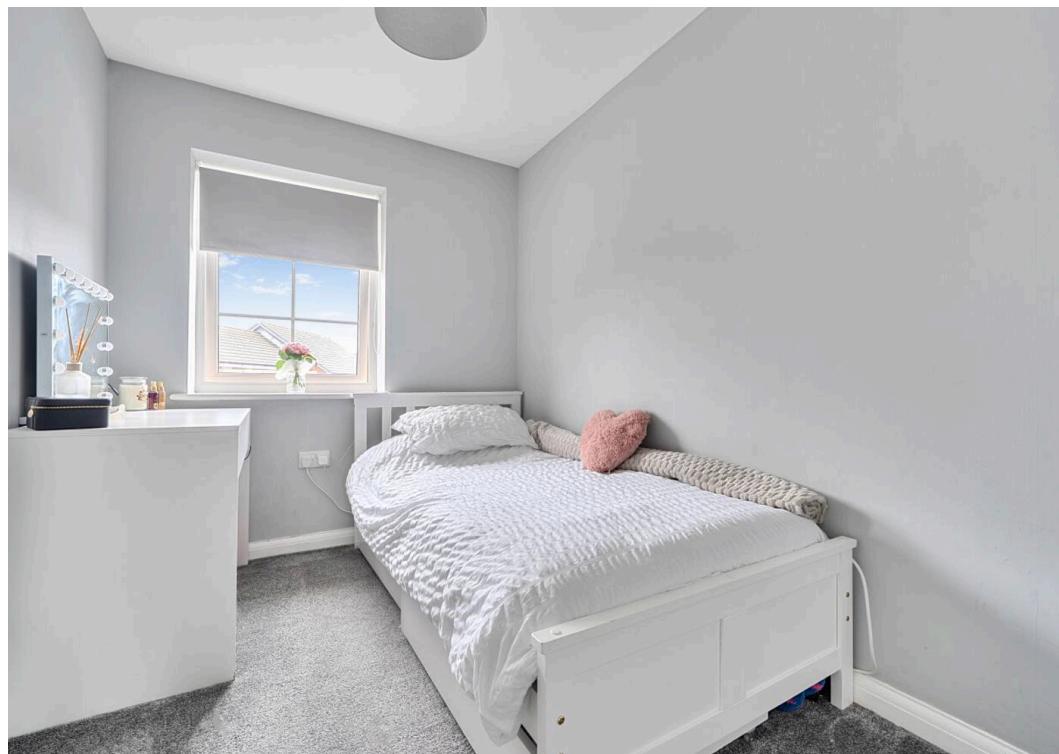
Welcome to this beautifully presented modern mid-terrace house, offering a wonderful blend of contemporary comfort and practical living, ideal for a wide range of buyers from upsizers, downsizers and investors.

The accommodation measures 831 sq ft and briefly comprises an attractive modern kitchen to the front of the property overlooking the green space opposite. The kitchen has a range of integral appliances including oven, gas hob, filter hood, fridge/freezer and dishwasher with space for a washing machine. There is also space for a breakfast table. The sitting/dining room is located to the rear of the property and overlooks the rear garden through the French doors. A cloakroom/WC in the entrance hall completes the ground floor.

Stairs from the entrance hall rise to the first floor landing where the family bathroom and all three bedrooms will be found. The principal bedroom benefits from an en-suite shower room.

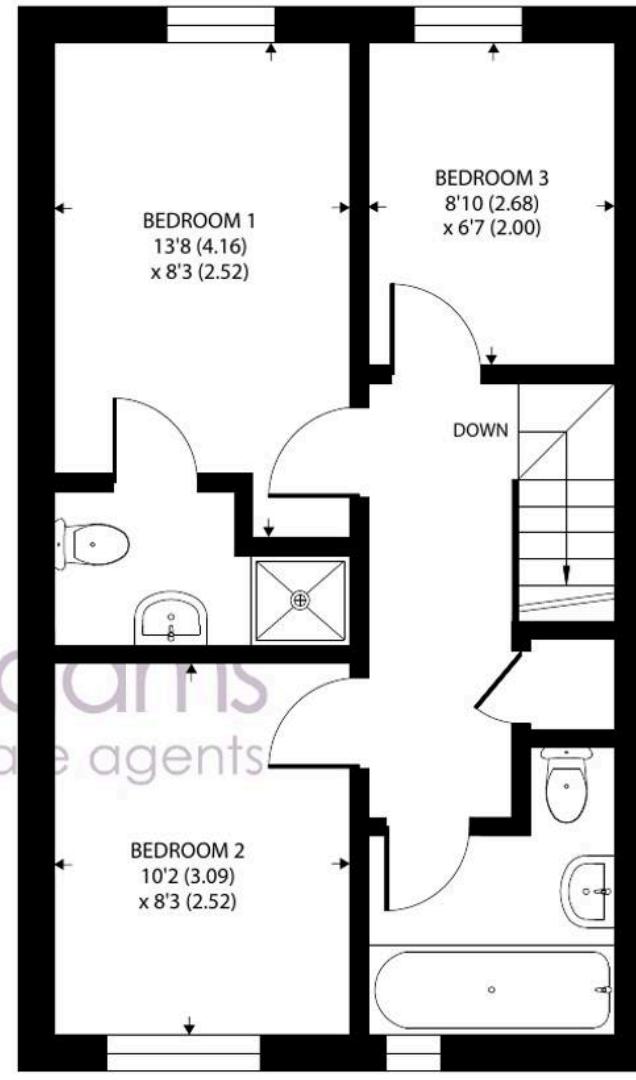
Outside, there is a small open plan garden to the front, whilst the rear garden enjoys two extended patio areas, artificial grass for ease of maintenance and a timber storage shed for storage. A rear gate leads to the parking area at the rear which provides two allocated spaces.







GROUND FLOOR



FIRST FLOOR

Myrtle Copse, Felpham, Bognor Regis

Approximate Area = 831 sq ft / 77.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
Produced for Henry Adams. REF: 1404821

Myrtle Copse is located to the north of the pretty village of Felpham and within easy reach of the A259. Felpham offers a wide range of local facilities including schools, a medical centre, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven-mile radius.

What3Words //smiles.transmitted.lots

Service Charges: Bartley's - approx. £120 p.a. and Green Belt - approx. £153.36 p.a.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





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