



7 Wordsworth Gardens, Felpham

Guide Price £475,000

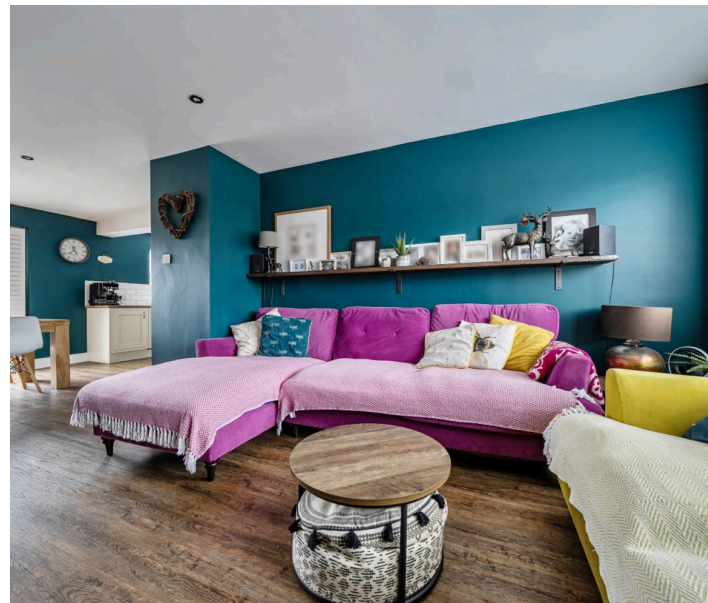


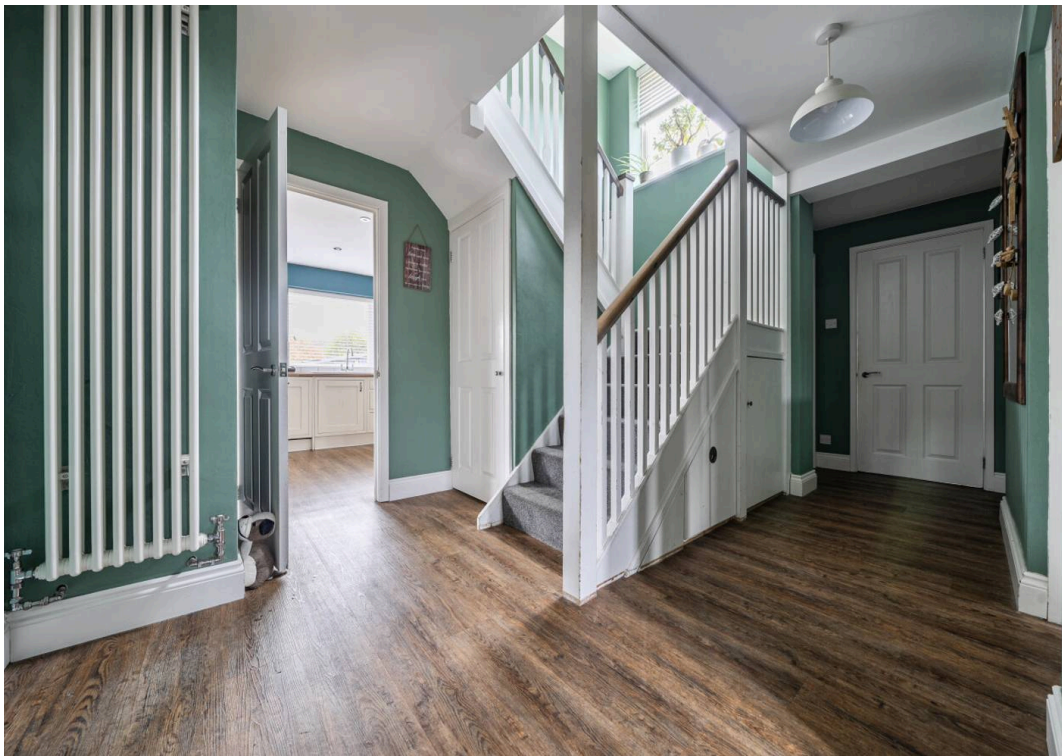
7 Wordsworth Gardens

- Chalet Style House
- Detached & Extended
- Versatile Accommodation of 1,477 Sq Ft
- Currently Arranged as 5 Bedrooms
- Open Plan Kitchen-Dining-Living
- Modern Kitchen with Separate Utility
- 2 Bath/Shower Rooms
- Private Rear Garden
- Off Road Parking & Store
- Quiet Cul-de-sac Location

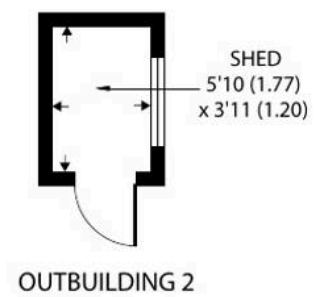
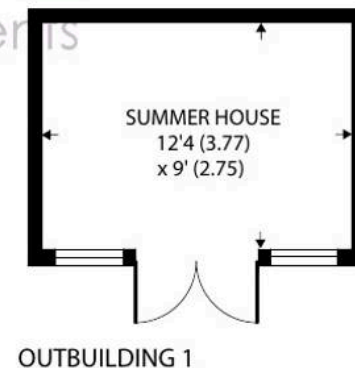
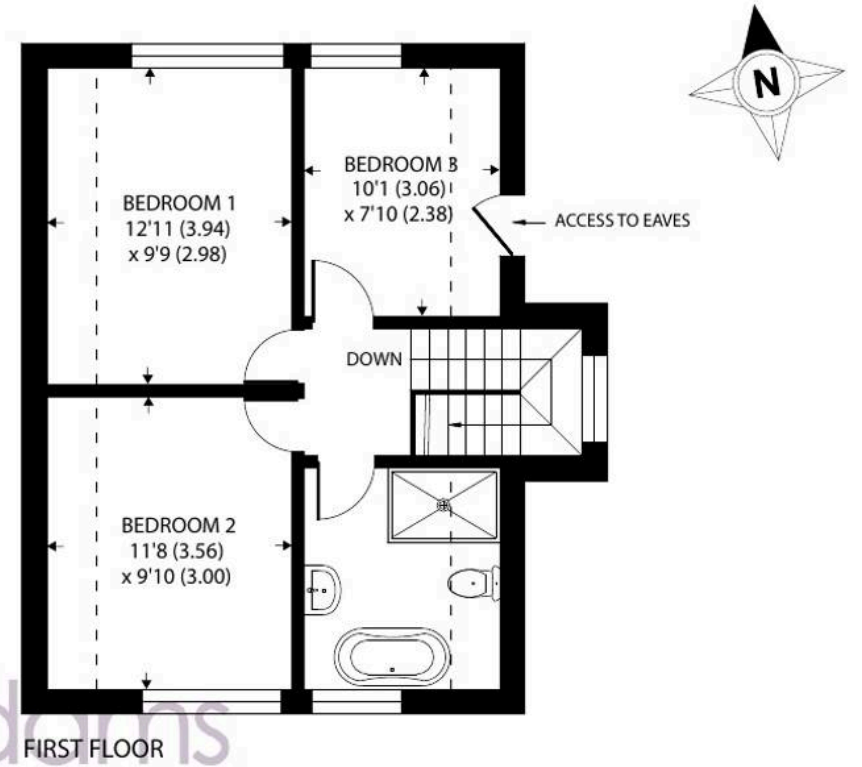
Tucked away in a peaceful cul-de-sac, this well presented detached chalet-style house offers a rare combination of spaciousness, versatility, and modern comfort. Thoughtfully extended to provide approximately 1,477 sq ft of adaptable accommodation, the home is currently arranged as five bedrooms, making it ideal for growing families or those seeking flexible spaces for home offices or hobbies.

The heart of the house is a stunning open plan kitchen-dining-living area, where natural light pours in, creating a warm and inviting atmosphere for every-day living and entertaining. The modern kitchen is thoughtfully designed with sleek cabinetry, integrated appliances, and ample workspace, complemented by a separate utility room for added convenience. Two modern bath/shower rooms ensure comfort and practicality for busy households. With its welcoming entrance hall and versatile layout, this property offers a wonderful canvas to suit a range of lifestyles.









Wordsworth Gardens, Felpham, Bognor Regis

Approximate Area = 1324 sq ft / 123 sq m
 Limited Use Area(s) = 88 sq ft / 8.1 sq m
 Store = 65 sq ft / 6 sq m
 Outbuildings = 135 sq ft / 12.5 sq m
 Total = 1612 sq ft / 149.6 sq m

For identification only - Not to scale

Stepping outside, the rear garden offers a good level of privacy with the paved terrace dropping down to a lawned area with useful summerhouse. The front garden is of a low maintenance design with off-road parking leading to the integral store for bikes, tools, or outdoor equipment.

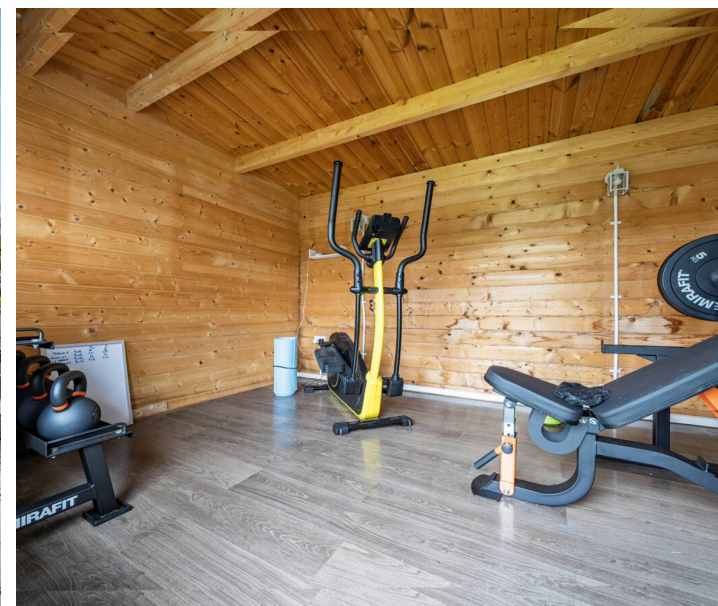
Wordsworth Gardens is located on the borders between the villages of Felpham and Middleton on Sea. Both villages offer a wide range of local facilities including schools, medical centres, pharmacies, sports centres, golf club and a range of other useful shops. The town centre of Bognor Regis offers a 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 ///ducks.amount.cheese

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.