



WHITLOCKS
ESTATE AGENTS

3 Hedgerow Close, Felpham
In Excess of £415,000

- Deceptively Spacious Detached House
- Modern and Well Presented Throughout
- Four Double Bedrooms
- Modern Fitted Kitchen / Dining Room
- Generous Size Lounge
- UPVC Double Glazing and Gas Fired Central Heating
- Family Bathroom, En Suite and Cloakroom
- Well Presented Rear Garden
- Driveway and Pitched Roof Garage
- Located in a Quiet Cul-De-Sac Position

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





This Detached House which was constructed in 2011, is immaculately presented throughout and would make the perfect family home, offering spacious accommodation and located in a quiet cul-de-sac position.

The property is arranged over two floors, on the ground floor there is a spacious Entrance Hall, a modern fitted Kitchen / Dining Room with integrated appliances and patio doors leading out onto the Garden, a generous size Lounge, a separate Study and a Cloakroom.

On the first floor, four Double Bedrooms can be found along with a Family Bathroom, the Master Bedroom benefits from built-in wardrobes as well as a modern fitted En Suite Shower Room.

Further benefits include UPVC Double Glazing, Gas Fired Central Heating and ample storage space throughout.

Outside to the rear, there is a superb Garden which is mainly laid to lawn to provide low maintenance upkeep and is boarded with an array of trees and shrubs.

To the front of the property, there is a low maintenance lawned area, a Driveway providing off road parking for several vehicles and a Pitched Roof Garage.

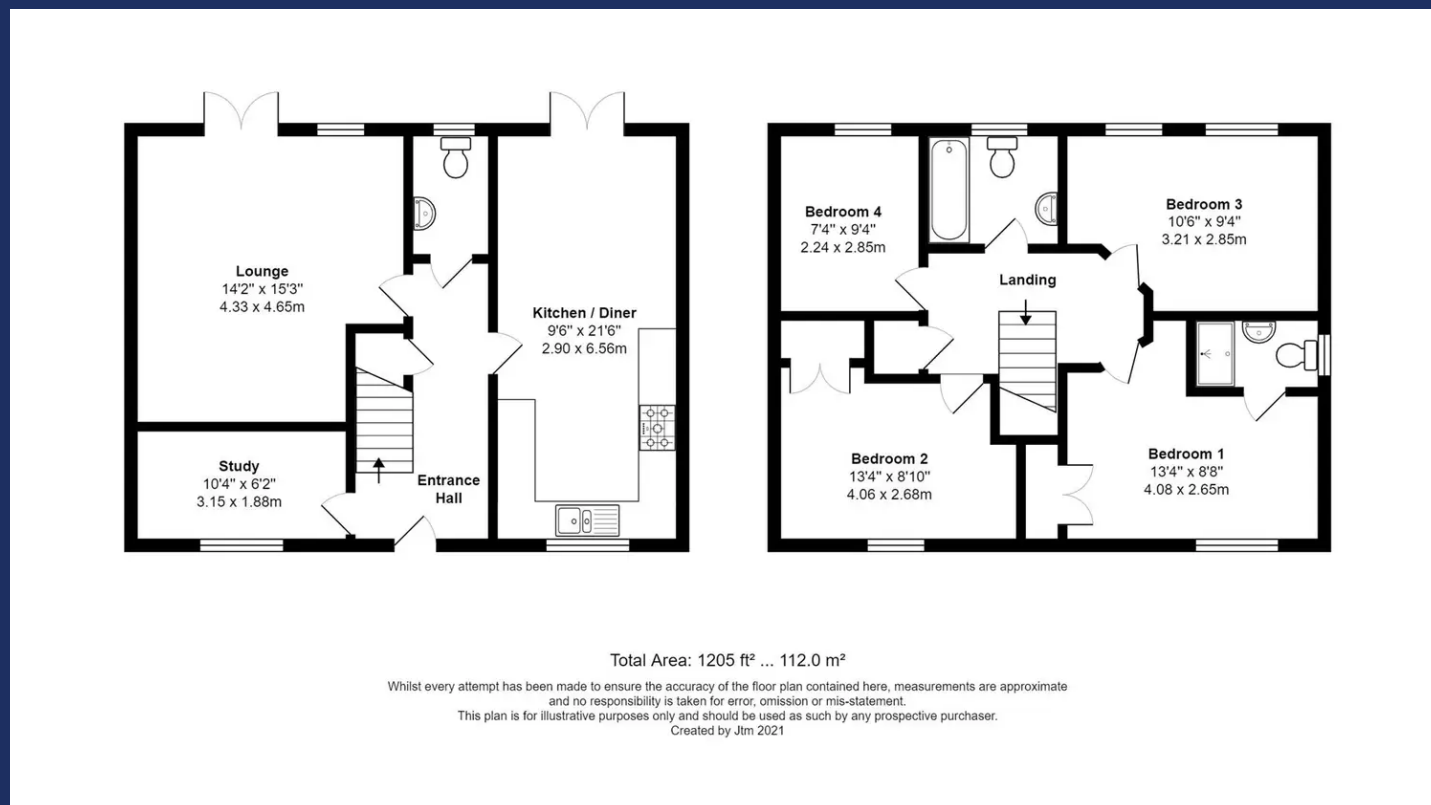
Viewing is highly recommended to appreciate the spacious and modern accommodation this property has to offer!





Felpham is a charming Village located directly to the east of Bognor Regis, offering much history and array of different architectural properties and Private Estates. Popular amongst all age ranges due to its convenient seaside location and comprehensive facilities on offer which include Shops, Post Offices, Butchers, sought after Schools, Convenience Stores, a Golf Club, Pubs, Restaurants, a Sports Centre, Playing Fields and many more. The Village is within a short stroll to the Beach, where you will find the famous Lobster Pot Restaurant, Beachcroft Hotel and Yacht Club. The Promenade is a lovely place to walk with stunning coastal views which takes you towards Bognor Regis Town leading to Aldwick. Felpham is also within easy access to Chichester and Littlehampton.

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