



Glynde Crescent, Felpham
Bognor Regis

**White &
Brooks**
ESTATE AGENTS

£350,000



Glynde Crescent

Felpham

White & Brooks are delighted to offer for sale this well presented semi detached house, with a beautifully maintained, south facing garden situated in the sought after village of Felpham.

The accommodation briefly comprises to the ground floor, entrance porch, hall, fitted kitchen, living room opening to the dining room and a spacious conservatory. To the first floor there are three bedrooms with fitted wardrobes to the second bedroom and a family bathroom.

The property further benefits from the fully enclosed south facing rear garden, mainly laid to lawn with a patio area. There is also an attached garage with new roof and driveway providing off road parking for two vehicles. An internal viewing is essential to appreciate the location and accommodation on offer.

Agents Note: Upon acceptance of an offer, White & Brooks will complete an online identity check provided by Veriphy. The cost of this check to the successful purchaser is £69 including VAT per purchase which will be payable in advance to White & Brooks Ltd. This charge verifies your identity in line with our obligations as requested by HMRC and documents to prove your identity and address will be required.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

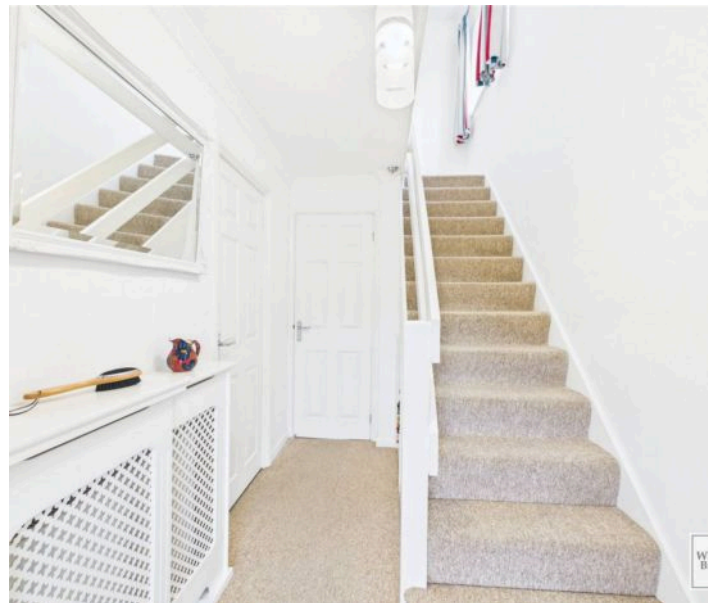
- Well Presented Semi-Detached House



Glynde Crescent

Bognor Regis, Bognor Regis

- Well Presented Semi-Detached House
- Situated In The Sought After Village Of Felpham
- 3 Bedrooms
- Open Plan Living/Dining Room
- Modern Fitted Kitchen
- Conservatory
- Family Bathroom
- Attached Garage & Driveway
- Enclosed Rear Garden



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1079 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





White & Brooks Bognor Regis

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We have not tested any equipment, fittings, or services and cannot confirm their working order. Buyers should seek verification from their solicitor or surveyor. Items shown in photos may not be included in the sale. Room measurements are approximate and should not be relied upon for ordering furniture, appliances, or flooring. These particulars are intended as a general guide only.