12A Grassmere Close

Felpham, PO22 7NU

CHAIN FREE WITH VACANT POSSESSION - Charming three-bedroom Georgian-style mid-terrace house in the heart of Felpham Village. Entrance hall, good-size dual-aspect living / dining room overlooking the front of the property and with sliding doors opening onto the rear garden, fitted kitchen with access door to rear garden, two double bedrooms with built-in wardrobes, one single bedroom with built-in over-stairs storage cupboard, upstairs cloakroom and separate part-tiled bathroom with shower over bath. Outside the property is a well-maintained rear garden with lawn, attractive flower-beds, patio area, small shed, view of church and rear gate access to path leading to village amenities, shops, bus routes and pleasant walk to beach; neat front garden overlooking the communal area of lawn with path leading to the garage compound. In addition the property benefits from having cavity wall insulation, gas central heating with feature gas fire in the lounge, airing cupboard on the landing and loft access from the landing to large loft which is boarded and insulated. Ideal property for those looking for village-style living.

Offers in excess of £350,000

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- Mid-terrace house
- Modern fitted kitchen
- Garage
- Walking distance to shops, amenities, transport links and beach
- Three bedrooms
- Upstairs cloakroom
- Good-size well-maintained rear garden
- Good-size living / dining room
- Bathroom
- Front garden

Living room

17'0".x 15'1" (5.19.x 4.60)

Dining Room

9'10" x 9'8" (3.02 x 2.96)

Kitchen

9'10" x 8'1" (3.00 x 2.47)

Bedroom 1

14'9" x 11'6" (4.50 x 3.52)

Bedroom 2

10'0" x 9'1" (3.05 x 2.79)

Bedroom 3

9'2" x 6'6" (2.80 x 2.00)

Directions

Floor Plan

REDWOOD & SONS
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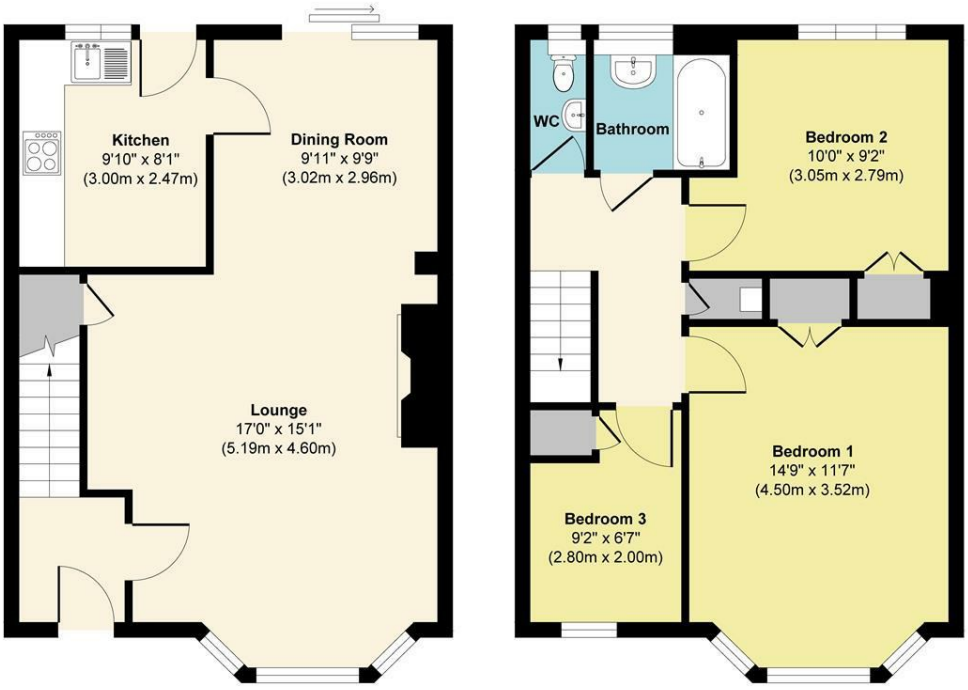
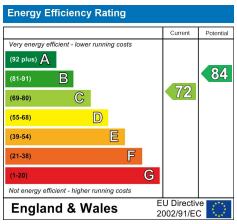


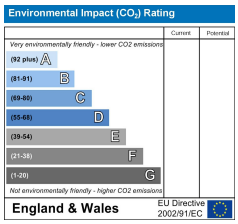
Ground Floor
Approximate Floor Area
471 sq. ft
(43.84 sq. m)

First Floor
Approximate Floor Area
471 sq. ft
(43.84 sq. m)

Approx. Gross Internal Floor Area 942 sq. ft / 87.68 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





20 The Square, Barnham, West Sussex, PO22 0HB
01243 551122 office@redwoodandsons.co.uk www.redwoodandsons.co.uk

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