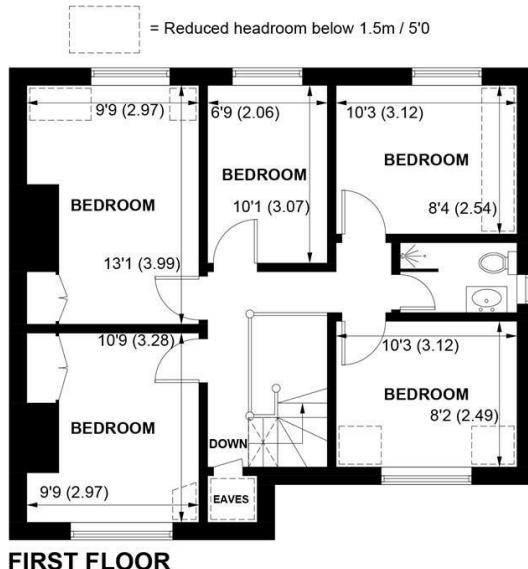
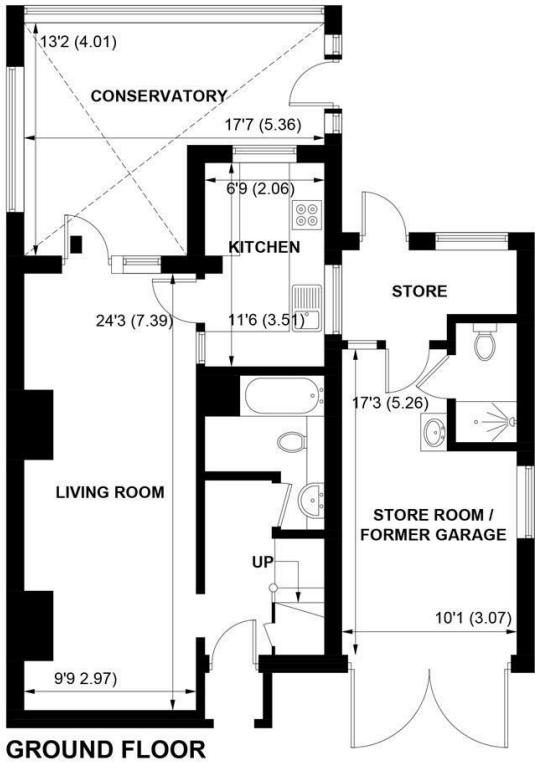




Sims Williams



86 FLANSHAM LANE, FELPHAM, SUSSEX, PO22 6AH



APPROXIMATE GROSS INTERNAL AREA = 1256 SQ FT / 116.7 SQ M

STORE ROOM / FORMER GARAGE & STORE = 229 SQ FT / 21.3 SQ M

TOTAL = 1485 SQ FT / 138.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

Produced for Sims Williams

# £325,000 Freehold

86, FLANSHAM LANE,  
FELPHAM,  
SUSSEX, PO22 6AH

- Five Bedroomm Semi Detached House
- Requiring Some Modernisation
- 130ft Rear Garden
- Garage
- Off Street Parking
- Annexe Potential
- Close To Schools And Amenities
- Popular Felpham Location
- No Onward Chain

## EPC RATING

Current = C

Potential = B

## COUNCIL TAX BAND

Band = C

A five bedroom extended semi-detached house requiring modernisation situated in a sought after location in Felpham. The seafront can be found 0.6 miles away and the village centre 1 mile. Felpham has a range of amenities, such as popular schools - both primary and secondary, golf, tennis and sailing clubs, as well as restaurants, cafes and shops. The Cathedral city of Chichester can be found 8.5 miles away and boasts an extensive shopping centre, The Festival Theatre and sought-after restaurants.

Upon entering the property there is an inner hallway where you can find a downstairs bathroom and a door leading to a through lounge dinner, which in turn leads a rear conservatory and then the garden.

Furthermore, there is a fitted kitchen and a garage which has a store room and shower room. This a space could lend itself to be converted into an annexe, subject to planning consent.

Ascending the stairs to the first floor there a five bedrooms off a central landing and a further shower room.

To the front of the property hardstanding provides off road parking and access to the garage.

To the rear of the property is a garden measuring approximately 130ft, which requires some clearance but offers great potential.

The property is offered with vacant possession and is being sold with no onward chain.

## Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

## Directions

From the Flansham roundabout Head south on Flansham Lane towards Felpham. The property can be found on the left hand side opposite the play park.

