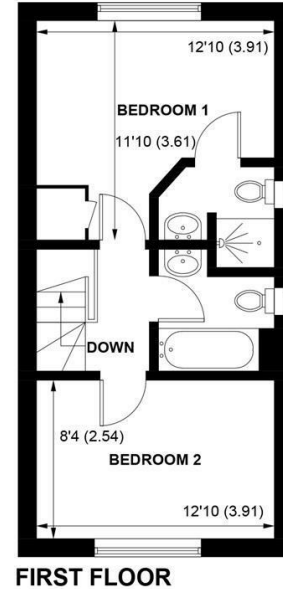




Sims Williams



10 BLACKBERRY COPSE, FELPHAM, BOGNOR REGIS, WEST SUSSEX, PO22 8GP



**APPROXIMATE GROSS INTERNAL AREA = 717 SQ FT / 66.6 SQ M
(EXCLUDING CAR PORT)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams**

£290,000 Freehold

10, BLACKBERRY COPSE, FELPHAM, BOGNOR REGIS, WEST SUSSEX, PO22 8GP

- Semi-Detached House
- Two Double Bedrooms
- Modern Kitchen
- Lounge/Diner
- Ensuite Shower Room to Master Bedroom
- Cloakroom
- Family Bathroom
- Car Port & Off Road Parking

EPC RATING

Current = C
Potential = A

COUNCIL TAX BAND

Band = C

Blackberry Copse is located on a modern development within Felpham, close to both local amenities and popular schools. Felpham seafront and village can be found just 1.4 miles south of the property and boasts a host of village shops, cafes and amenities. The Cathedral city of Chichester is located 5 miles north of the property and also has popular restaurants, cafes and shops.

Internally the property is well presented throughout and offers bright and spacious accommodation over two floors. Upon entering there is a downstairs cloakroom to your left and the fitted kitchen to your right, which has a range of base and eye level units.

To the rear is a good sized lounge/diner with stairs to the first floor and patio doors leading onto the private garden.

The first floor has two good sized double bedrooms with an en-suite shower room to the master bedroom and a family bathroom to service the other.

Outside, to the rear, is the private garden which is mainly laid to lawn with a raised decked seating area. The car port has a pitched roof and can be accessed via a door from the garden, there is also a further parking space in front.

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

Travelling west along the A259, at the Flansham roundabout take the 2nd exit onto Charles Purley Way and the first exit at the next roundabout into Wish Field Drive. Follow the road round, then take the turning on the right into Cowslip Gardens, this will lead into Blackberry Copse. Where the road bends to the left, turn right and the property is on the left-hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

