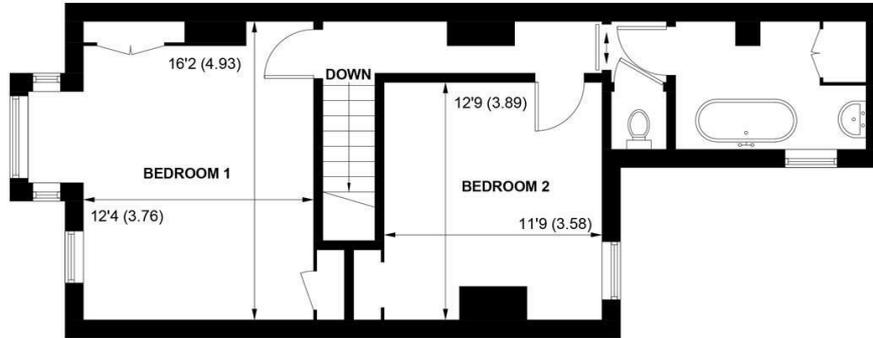


SW

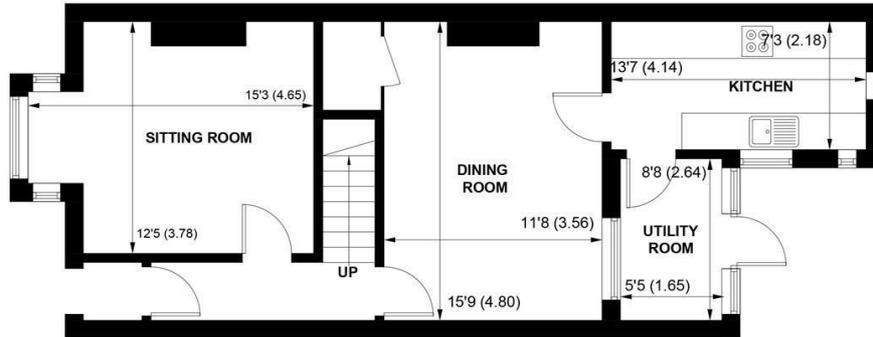
Sims Williams



MERLIN COTTAGE, CLYDE ROAD, FELPHAM, SUSSEX, PO22 7AH



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1161 SQ FT / 107.9 SQ M

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams**

£299,950 Freehold

MERLIN COTTAGE, CLYDE ROAD,
FELPHAM,
SUSSEX, PO22 7AH

- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen
- Sun Room
- Character Property
- Secluded Garden
- Close To Beach
- Viewings Advised

EPC RATING

Current = F
Potential = C

COUNCIL TAX BAND

Band = D

This property is located within Felpham Village under 100 yards from the beach front. The popular Lobster Pot Café is within a short distance from the property with the village centres pubs, cafes and restaurants also in close proximity. The Cathedral City of Chichester can be found 7 miles North West of Felpham and boasts a comprehensive shopping centre.

The property is in need of a large amount of refurbishment and we are not in a position to accept viewings from people needing a mortgage.

The property offers spacious and versatile living accommodation across two floors, with the ground floor offering an entrance hall, sizeable sitting room with a feature fireplace and a separate dining room with a further feature fireplace.

To the rear is a good sized dual aspect kitchen with base and eye level units and a sun room which leads to the garden.

The first floor has a family bathroom with a freestanding roll top bath,

separate cloakroom and two double bedrooms The main being a very good size and having views towards the beach.

Outside to the front is a walled front garden and to the rear a secluded garden with vegetable patches and a wooden garden shed.

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 Flansham roundabout take the first exit onto Flansham Lane. At the mini roundabout take the second exit onto Felpham Way and continue to the 4 way traffic lights and take a left onto Felpahm Road. Continue to the bottom of Felpham Road and turn left into Sea Road and then left onto Clyde Road.

