





AT A GLANCE

£ Guide price £270,000-£280,000

 Two double bedrooms

 West facing garden

 Spacious living/dining Room

 Modern kitchen

 Allocated parking

 Bathroom & downstairs WC

 Utility area





ABOUT THE PROPERTY

Joe at NEXA is delighted to offer this bright and spacious home located in a quiet sought after location of Felpham.

A well presented hallway greets you on entrance. There is a modern fitted kitchen with plenty of cupboard space, a utility cupboard and downstairs toilet. This then leads through to a good sized living/dining room with French Doors overlooking the garden.

Upstairs is composed of two double bedrooms and family bathroom. The master bedroom has a dressing area and plenty of wardrobe space, the second bedroom is another double bedroom with an in-built wardrobe and there is a modern three piece bathroom.

To the rear is a sunny rear garden with a substantial patio, lawn and shed.

To the front there is allocated parking and plenty of visitor parking available.

The lovely home is on the market for a guide price of £270,000-£280,000, a viewing is highly recommended to appreciate what this lovely home has to offer.

Please call Joe at NEXA for more information.

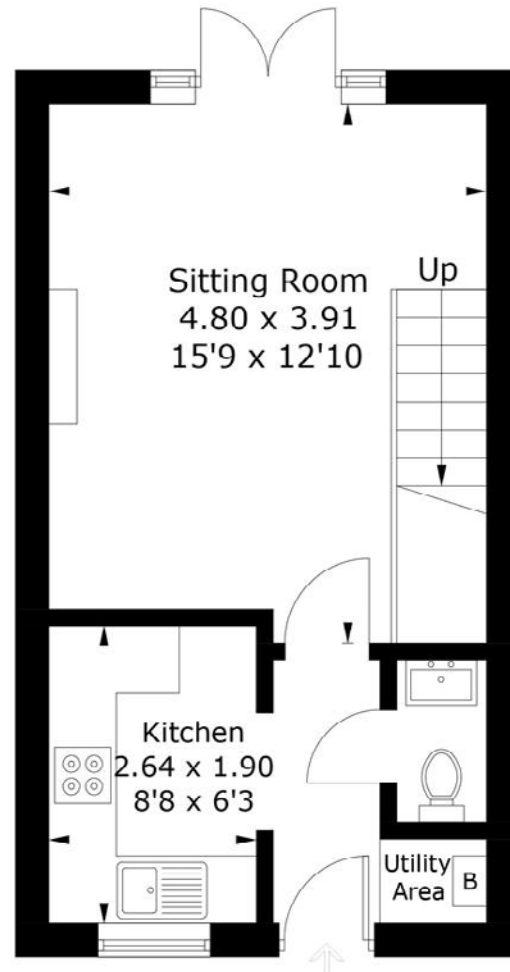




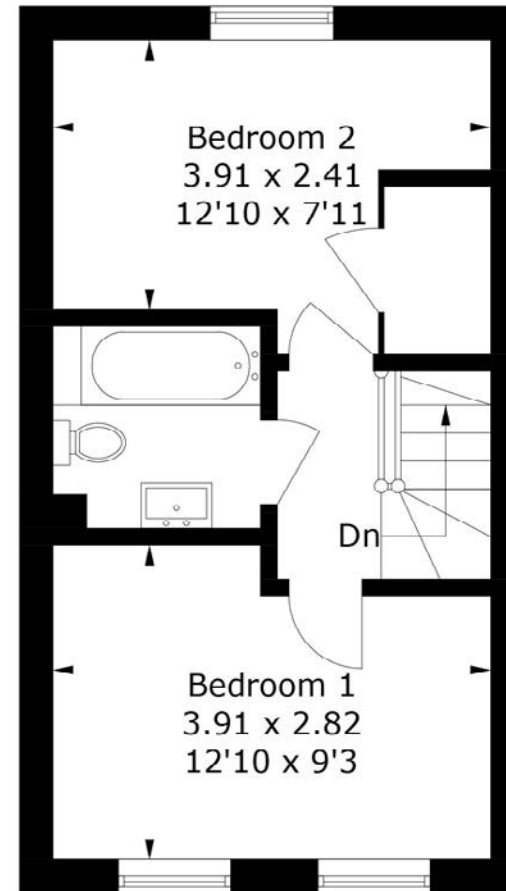


Lime Kiln Copice, PO22 8FZ

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft



Ground Floor



First Floor

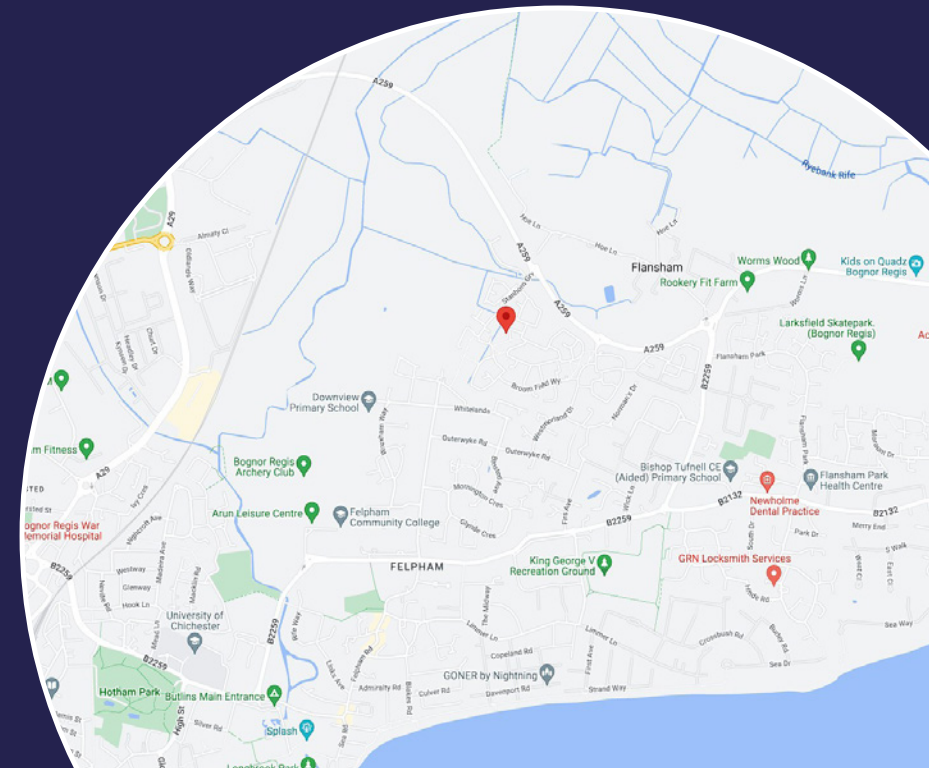
PRODUCED FOR NEXA PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID971034)



LOCATION

Felpham is a lovely village situated between close to the Medieval town of Arundel and seaside town of Bognor Regis. With a couple miles is Barnham train station with direct links to London Victoria, Brighton, Portsmouth and Southampton Central. The village has countryside walks, nearby local pubs and a several local shops, within a five minute drive is the very popular Climping or Elmer Beach.





THE AGENT

Joe Feast
Client Director - Sales & Lettings

Joe has been in estate agency since 2012 and has loved working in the property industry since day one. Starting as a Junior Negotiator within the first year he was promoted to Senior Negotiator and became Head Valuer of the two local Bognor Regis offices and moved on to become Branch Manager making a very successful office. Joe is a very motivated individual that thrives to give the best customer service, it is always a delight for him to give someone the keys to their new home. Outside of work Joe loves to see the world and experience new adventures. Joe is a very active person who really enjoys sports and family are a very important part of his life.

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WHY CHOOSE NEXA?

We are a different type of estate agency. We provide you with a local industry professional to act as your dedicated Client Director who will be your single point of contact. This means you only ever deal with one agent and you receive a seamless and transparent solution.

Our unique business model rewards our Client Directors on a highly competitive results-based structure. This enables us to source the best people for the job and to create a better experience for you, and a more rewarding and motivating experience for our staff.

Your Client Director is personally assigned to you and will provide a personal service from start to finish through the entire journey, available any time of day. This enables us to create a high-performance culture and a customer-centric estate agency.





NEED A MORTGAGE?

We work closely with a small, handpicked selection of professional mortgage brokers who can help you find the right mortgage. There are some great deals out there and a good mortgage broker can help you find them whilst also revealing the loopholes and limitations that apply. This will help to ensure that you find the best lender and agreement for your circumstances and plans. Talk to your NEXA Agent and they will arrange your meeting with one of our excellent mortgage brokers.

NEED A SOLICITOR?

Having worked in property for many years, we have been fortunate enough to build relationships with a number of excellent legal firms and solicitors that specialise in property transactions and contracts. We now work closely with these firms to ensure that our clients have access to the best legal support available in the City. Simply talk to your NEXA agent who will help you find the best solicitor for your needs.





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