





AT A GLANCE

-  No chain
-  Modern three bedroom detached house
-  Attractive double fronted home
-  Southerly facing garden
-  Garage & off road parking
-  Triple aspect living room
-  Kitchen/dining room with integrated appliances
-  Master suite with en-suite & wardrobe
-  Sought after Felpham location
-  Short drive to beach, shops & train station



ABOUT THE PROPERTY

On entrance to this double fronted home is a pleasant entrance hall, leading to the left is a triple aspect living room with door opening up to the garden. Leading to the right is a kitchen/dining room with integrated fridge/freezer, oven & hob. There is a good sized dining area again with doors opening up to the garden and a door leading into the separate utility room. A modern WC completes the ground floor.

Leading to the first floor, the master bedroom is a good sized double room with en-suite shower room and an in-built wardrobe. The second bedroom again is a good sized double room with an in-built wardrobe and the third bedroom is a decent single room. A modern family bathroom completes the first floor.

To the rear is a southerly facing rear garden that is perfect for those sunny summer days, with a good sized patio area, lawn and access to the side.

The front has off road parking and a useful garage. There is a small front garden with path leading to the front door.

This house is being offered with no chain.

Please call Joe @ NEXA to arrange you highly recommended viewing.





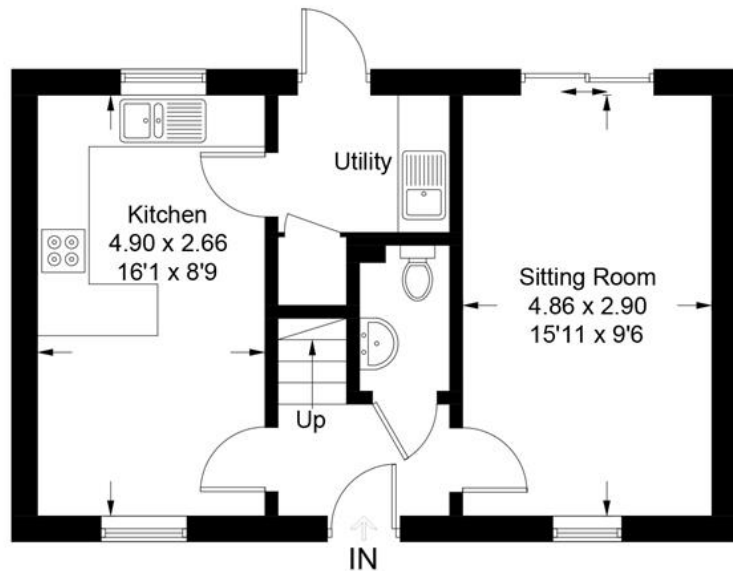
Blacksmith Way, Felpham, PO22 8GR



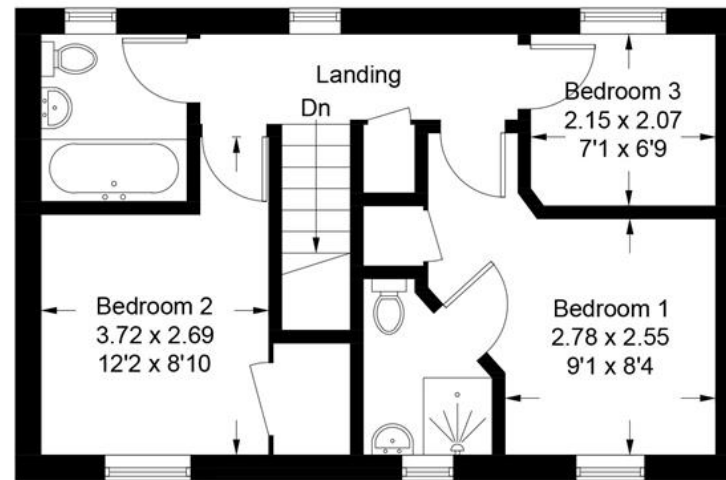
Approximate Gross Internal Area = 77.4 sq m / 833 sq ft

Garage = 18 sq m / 194 sq ft

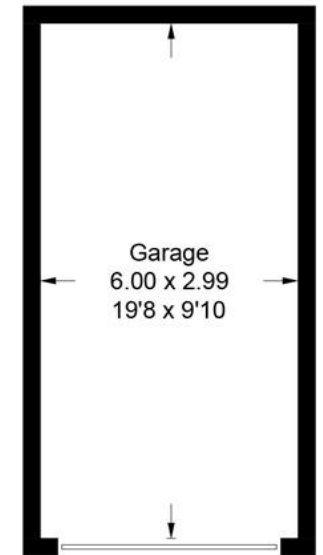
Total = 95.4 sq m / 1027 sq ft



Ground Floor



First Floor



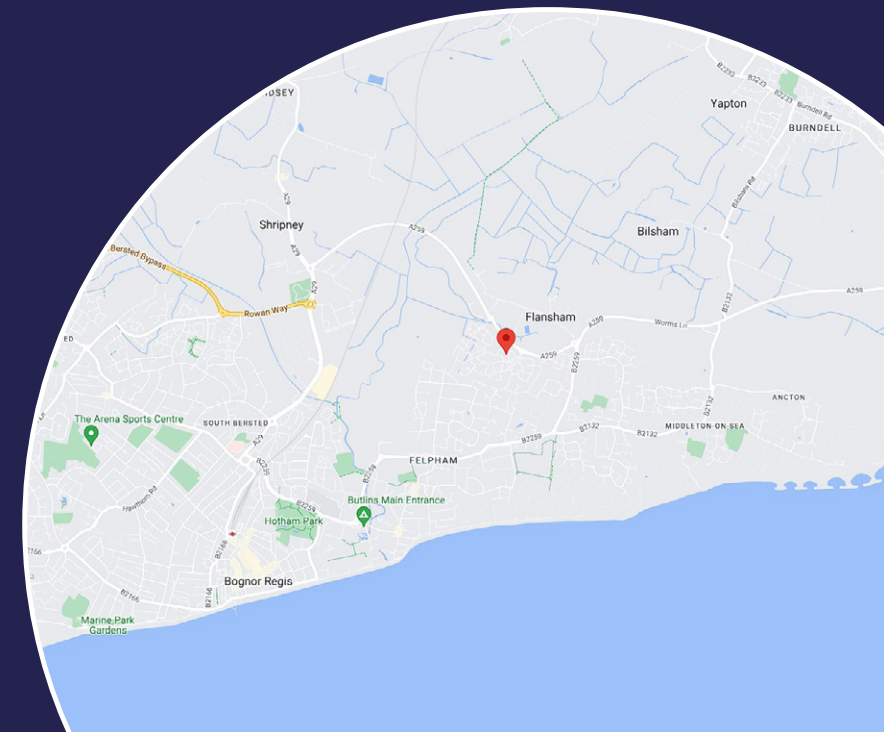
(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID996595)



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.

✉ joe@nexaproperties.com

📞 07717 719606



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.

NEXA

PROPERTIES



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