















AT A GLANCE

-  Double Fronted Detached Home
-  Large Sunny Rear Garden
-  Quiet Cul-De-Sac Location
-  Driveway & Garage
-  Four Double Bedrooms
-  Spacious Living Room
-  Kitchen/Dining Room
-  Bathroom, En-suite & Cloakroom
-  Walking Distance to Local Schools
-  Short Drive To The Beach





ABOUT THE PROPERTY

On entrance to this modern home is a spacious hallway. To the right leads to the double aspect kitchen/dining room with integrated appliances, good sized dining area and French doors opening up to the garden. The living room is situated to the rear of the house again with patio doors opening up to the garden. To the front is an additional reception room that could be used as another bedroom, study or any other needs. A cloakroom completes the ground floor.

The first floor has four double bedrooms and a modern family bathroom can be found. The master suite has a modern en-suite shower and an in-built wardrobe.

To the rear is a sizeable sunny rear garden with a great patio area perfect for entertaining. The large lawn is well kept and there is access leading to the driveway.

The front has larger than normal garage, driveway for several cars and a lawn area.

The house is located within walk distance to a local primary and secondary school. Within a stone throw is a local shop and the beach is less than a three minute drive from the house.

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





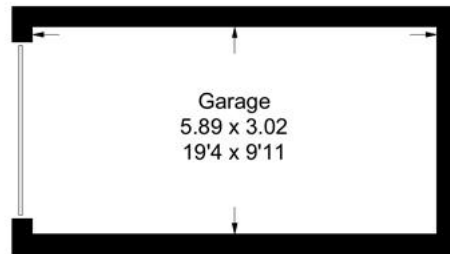


Hedgerow Close, Felpham

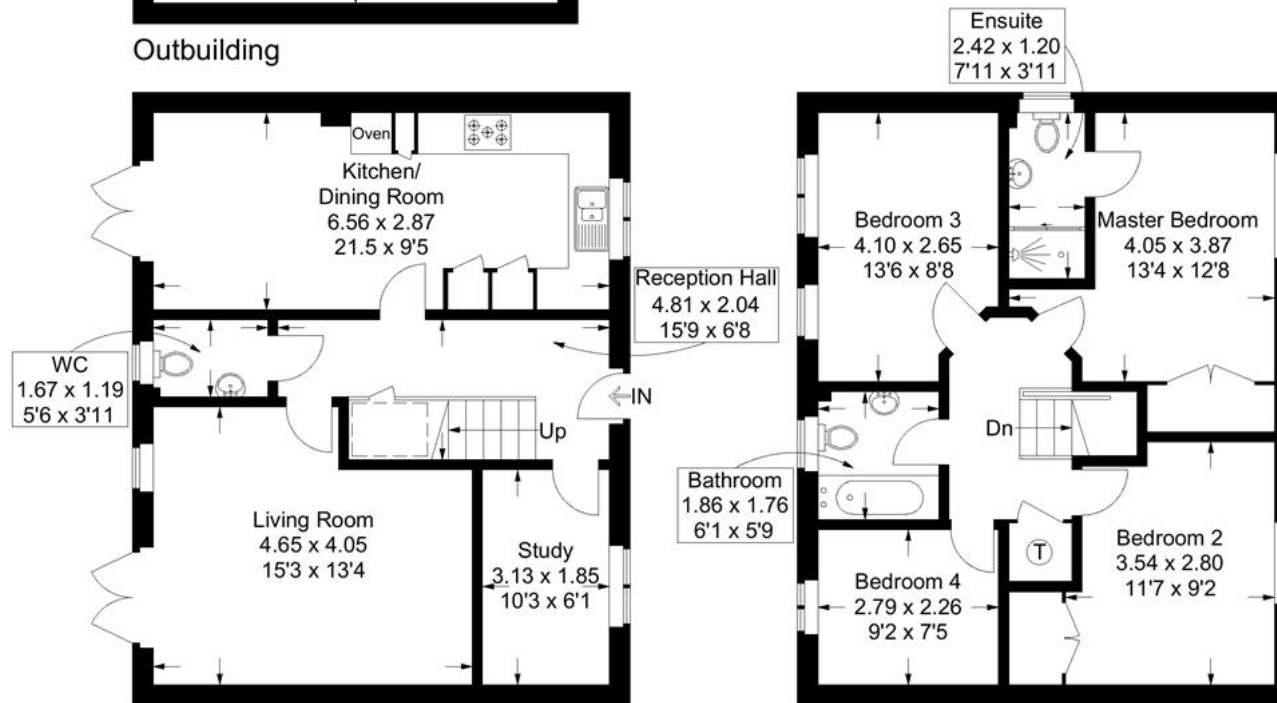
Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft

Outbuilding = 18.2 sq m / 195 sq ft

Total = 129.9 sq m / 1397 sq ft



Outbuilding



Ground Floor

First Floor

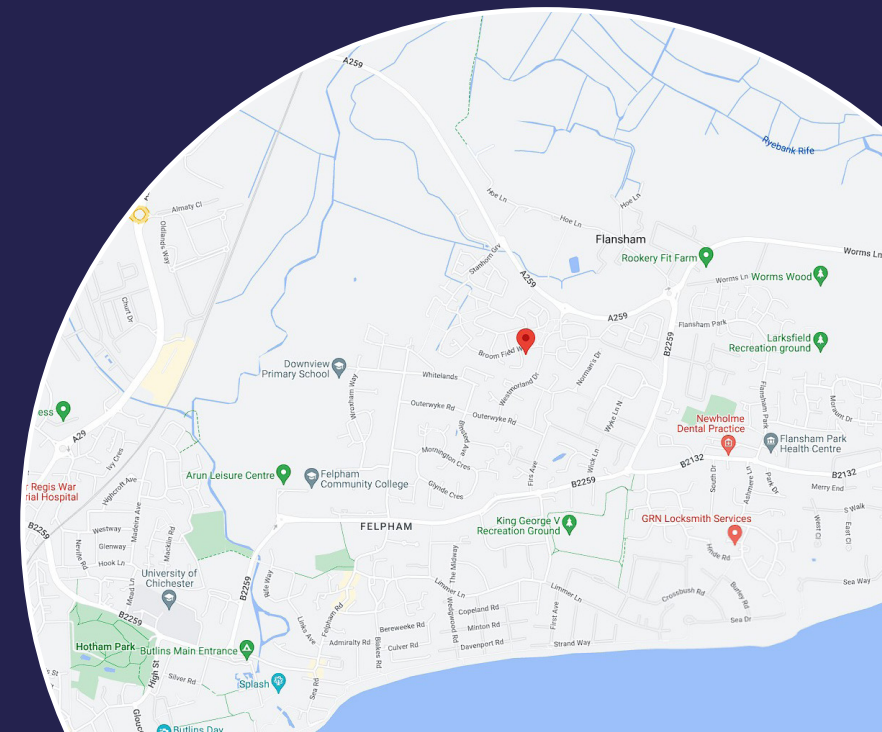
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





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.



NEXA

PROPERTIES



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