REDWOOD & SONS
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# Honeysuckle Cottage Clyde Road

Felpham, PO22 7AH

## £385,000

Situated in the charming coastal village of Felpham, this beautifully presented semi-detached house, offers a delightful blend of character and modern living. The accommodation includes: generous entrance hall; good-sized living room, featuring a bay window overlooking the front garden; dining room, complete with a cosy wood-burner and storage cupboard; modern fitted kitchen well-equipped with integrated appliances, including double oven, hob, extractor unit, and dishwasher, along with space and plumbing for washing machine plus door to small conservatory, which offers access to the private rear garden. The first floor comprises two large double bedrooms, both of which are enhanced by built-in cupboards, plus stylish shower / bathroom and separate WC. Outside, the property features a courtyard garden at the front, while the rear garden offers a private retreat with area of lawn, path, shrub borders, small patio area, and shed for additional storage. Additional benefits include hard wood-effect flooring to the ground-floor accommodation, antique-style wooden doors and feature fireplaces in both bedrooms. This delightful home is perfect for those seeking a coastal lifestyle, being just a short walk to Felpham beach and village. Additional shops, amenities, schools, mainline train station and bus routes are all a short distance away in Bognor Regis. EPC - D. Council Tax Band - D. Tenure - freehold.

- No chain
- Semi-detached house
- Two double bedrooms
- Kitchen
- Dining room
- Living room
- Conservatory
- Bath / shower room & separate WC
- Enclosed rear garden
- Short walk to beach & short drive to shops, amenities, Bognor Regis town centre, train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

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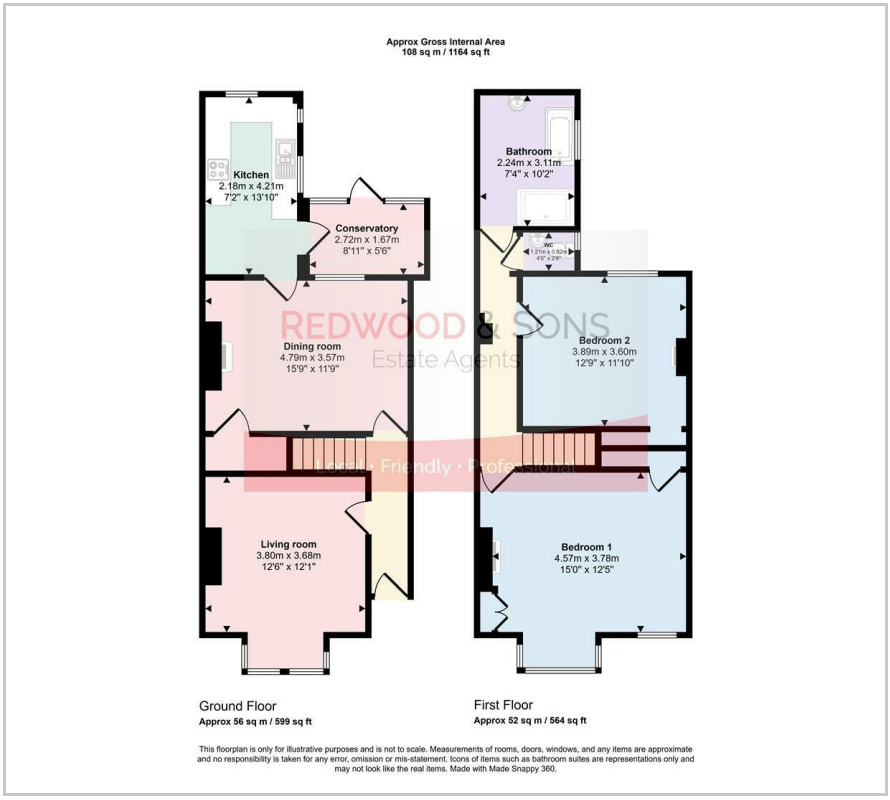
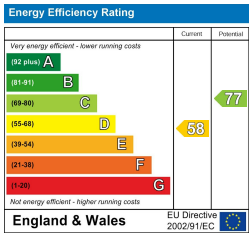
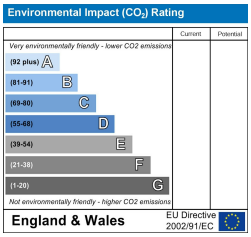
## Floor Plan




## Area Map

## Energy Efficiency Graph



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