

FINDON DRIVE
Felpham
West Sussex



Offers in excess of £260,000

End of terrace 3-bedroom house with conservatory in cul-de-sac location

FEATURES:

- **Open plan living / dining room with doors to the rear garden**
- **2 Double bedrooms, 1 single and family bathroom**
- **Fitted kitchen, ground floor W.C and entrance hall / study area**
- **Conservatory**
- **Low maintenance paved rear garden**
- **Short walk to park, village and beach**

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SITUATION

The property is situated in Findon Drive, close to the villages of Felpham & Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. Felpham village has many recreational facilities including a sports centre with swimming pool & sailing club and Middleton-on-Sea has a sports club & gym. There is a choice of local schools and doctors surgeries. There is a bus stop at the top of the road linking Middleton-on-Sea to Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

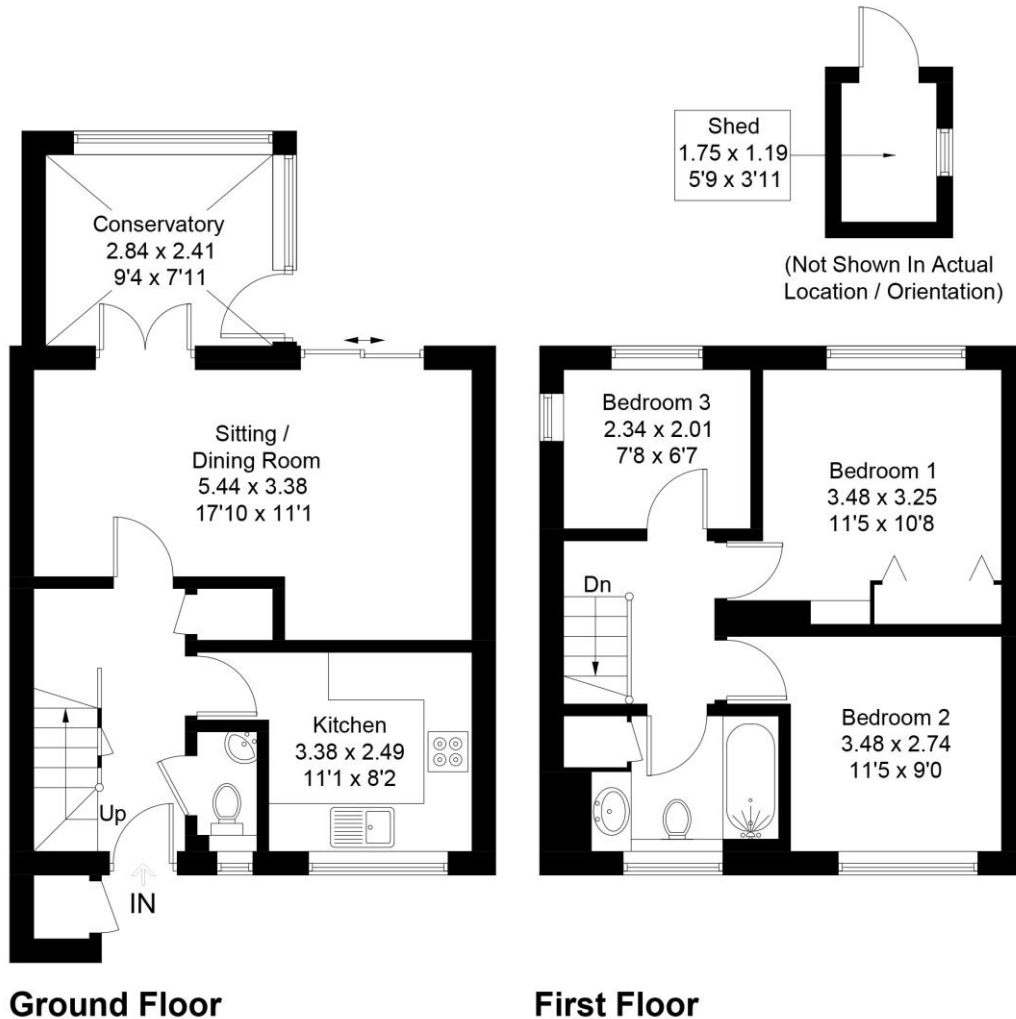
22 Findon Drive is a well-presented end of terrace home. The accommodation comprises of entrance hall which has a useful area under the stairs for storage or could be used as a study area, and a door to the fitted kitchen. This has a pleasant outlook over the cul-de-sac, with an integrated fridge and an integrated freezer and space and plumbing for a washing machine and dishwasher. There's also a ground floor W.C. The open plan living / dining room at the rear of the house has double doors into the conservatory. This is currently used as a home office and has air conditioning. On the first floor there are two double bedrooms, a single bedroom and a family bathroom. The rear garden is enclosed and terraced with a side gate. At the front of the property there is a small front garden, and an external cupboard which houses a tumble drier and the gas and electric meters. The kerb has been lowered at the front of the property should the new owner wish to install a private driveway.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR PLAN:

Approximate Gross Internal Area = 74.7 sq m / 804 sq ft
Shed / External Cupboard = 2.7 sq m / 29 sq ft
Total = 77.4 sq m / 833 sq ft



Created by **BAY TREE ESTATES - Telephone 01243 850451.**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1229798)

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