

## UPPARK WAY

Felpham

West Sussex



## £400,000 Freehold

Detached, very well presented 3-bedroom bungalow in a quiet cul-de-sac and offered for sale with no forward chain

### FEATURES:

- Kitchen breakfast room with door to side of property
- Double aspect sitting room with double doors into the garden
- 3 bedrooms, bathroom & separate W.C.
- Garage with power and light
- Pretty, enclosed south facing rear garden
- Short walk to the village and bus stop

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## SITUATION

The property is situated in Uppark Way, 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

8 Uppark Way is a very well presented, redecorated, 3-bedroom bungalow with pretty gardens and benefitting from the following accommodation; a contemporary kitchen with fitted units, space for appliances and door to side. The bright, light and spacious sitting room has double doors and views of the garden. The bungalow benefits from three good size bedrooms; all with fitted cupboards and a beautiful shower room with double length shower and W.C. There is also a further, separate W.C.

The enclosed, south facing gardens are mainly laid to lawn, with a terrace adjacent to the rear of the property, a selection of mature plants and shrubs and a shed. There is a 17ft long garage which has an up and over door, power and light. The bungalow also benefits from solar panels on the rear elevation. At the front of the property there is a small garden and a side gate giving access to the rear. We would highly recommend an inspection of this property to appreciate the immaculate presentation both inside and out.

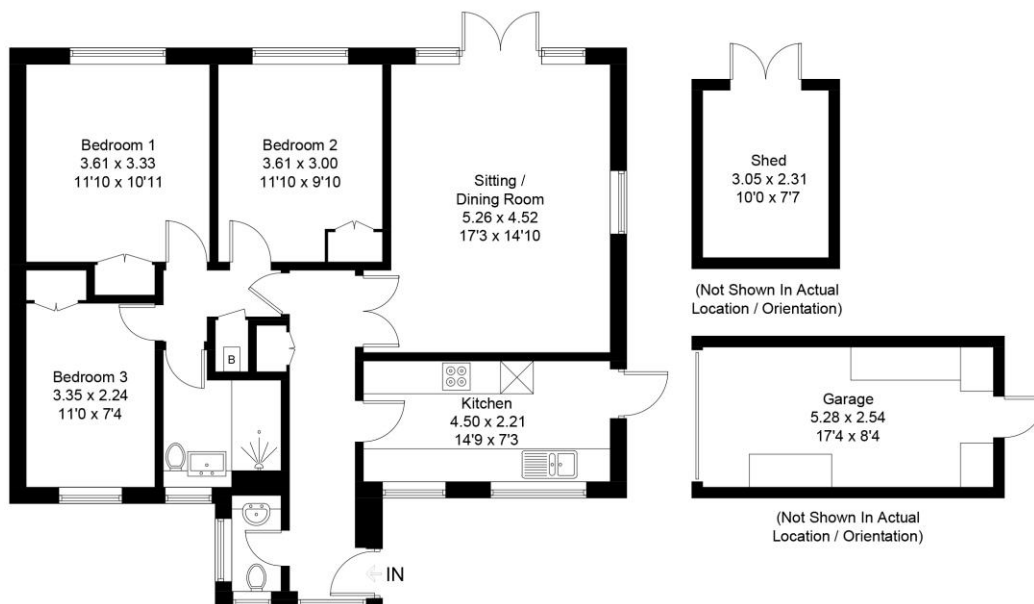
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





## FLOOR PLAN:

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft  
Outbuildings = 20.5 sq m / 221 sq ft  
Total = 107.2 sq m / 1154 sq ft



**Ground Floor**

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. (ID1214690)



DISCLAIMER: Property Misdescriptions Act 1991 - Bay Tree Estates would like to highlight that the sales particulars have been generated in good faith to offer prospective purchasers a fair overview of the property. A structural survey has not been carried out, nor have any of the property's appliances, services or facilities been tested. Any measurements (of distance or area) including those in descriptions, on maps or plans are given as a guide only and should not be solely relied upon for carpets or furnishings.

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