

WALBERTON CLOSE

Felpham

West Sussex



£390,000 Freehold

A semi-detached bungalow with significant improvements, offering very well-presented accommodation and a pretty, south facing garden & close to village amenities

FEATURES:

- Semi-detached bungalow with two double bedrooms
- Modern fitted kitchen breakfast room
- Shower room with W.C.
- Rear south facing garden with terrace
- Driveway parking, single garage and shed / workshop
- Walking distance to local shops, golf course, schools and village centre

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SITUATION

The property is situated in a quiet cul-de-sac, conveniently located a short walk from the village and beach. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a direct mainline train to London from Bognor Regis, with Arundel and Chichester located within a 10-mile radius. The nearby Goodwood Estate is renowned for the Festival of Speed, The Revival and Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

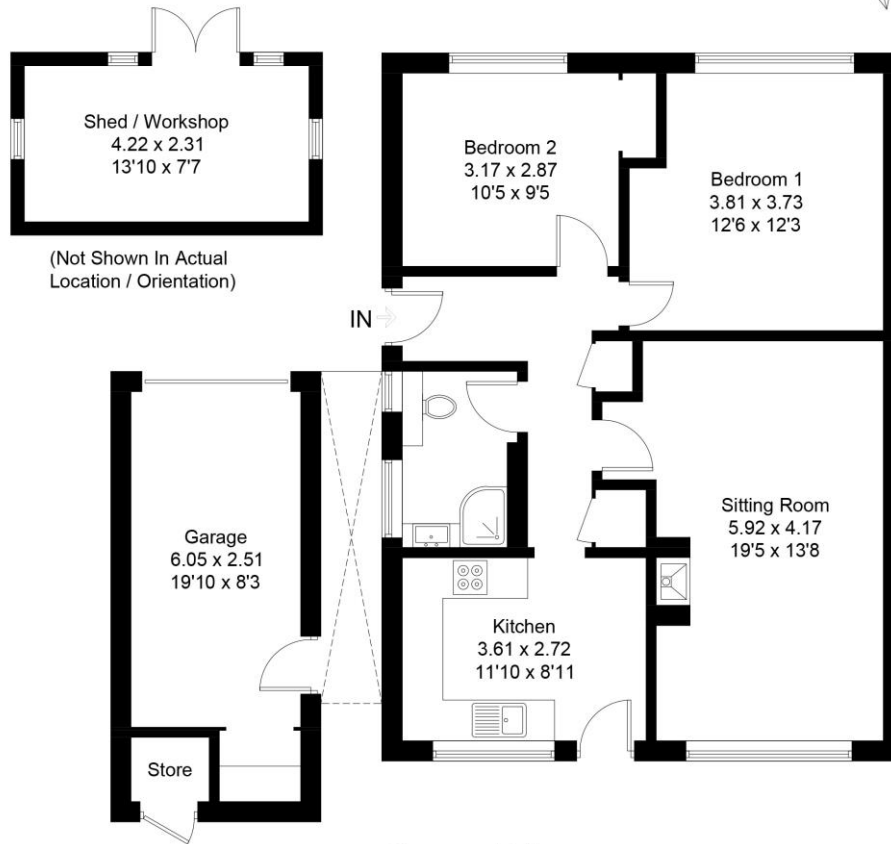
The front door opens into the entrance hall with doors to all rooms. The kitchen has a range of modern fitted units and space for appliances, a window overlooking the pretty garden and door onto the terrace. The spacious sitting / dining room, with rear southerly aspect, has a fireplace with a multi-fuel stove. The bedrooms are situated to the front of the bungalow. Bedroom 1, a good size double and bedroom 2, a smaller double, with fitted storage. There is also a modern shower room with W.C. The rear garden, being south facing, is a real feature of the property, comprising lawn, terraced area and pretty, planted borders. There is a single garage with power and light, an electric roller door and covered side access. There is a useful separate store, at the rear of the garage, accessed from the rear garden and a good-sized shed/workshop, also with power and light. At the front of the property is a lawned area and recently paved driveway providing off-road parking for several vehicles and access to the garage. We would recommend an inspection to appreciate the space and pretty gardens that this bungalow has to offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(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 = 70.2 sq m / 756 sq ft
Outbuildings = 25.0 sq m / 269 sq ft
Total = 95.2 sq m / 1025 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. (ID1229974)



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.