

## FELPHAM WAY

Felpham

West Sussex



## £400,000 Freehold

A cottage style, chalet property with south facing garden, close to all village amenities and offered for sale with no forward chain

### FEATURES:

- Three double bedrooms (1 ground floor; 2 first floor)
- Ground floor bathroom
- Fitted kitchen breakfast room with door to side
- Sitting Room with sliding doors to Conservatory
- Dining Room
- South facing rear garden with lawn, terraces & summerhouse
- Driveway parking

## FELPHAM WAY

Felpham

West Sussex

---



### SITUATION

The property is situated on Felpham Way, a short walk to the beach and the amenities that Felpham village has to offer including a good choice of schools, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London 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 offers a host of leisure and outdoor pursuits and activities.



# FELPHAM WAY

Felpham

West Sussex

---



## DESCRIPTION

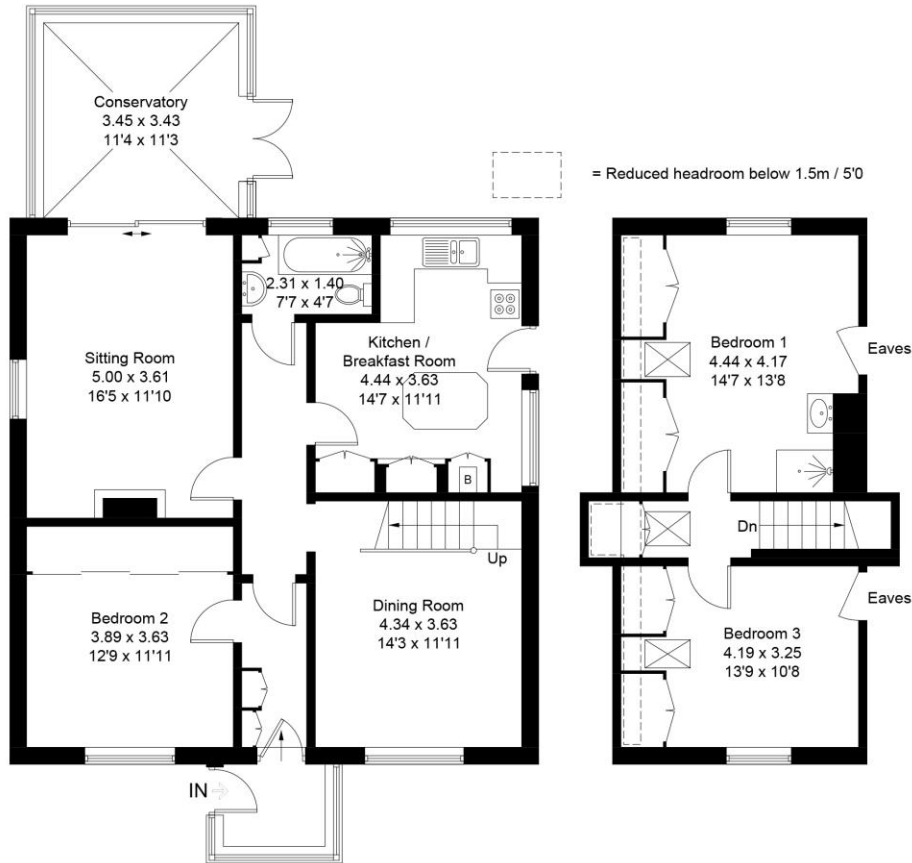
From the driveway, the front door opens into an enclosed, part-glazed porch which then opens into the hallway. To the left is Bedroom 2, with fitted wardrobes and front aspect. The hallway leads down to the light and spacious sitting room which has sliding doors to the south facing conservatory and double doors to the rear. The kitchen breakfast room has a range of fitted units and space for appliances and a large island ideal for occasional seating/dining. There is also a door to the side. The ground floor bathroom is situated at the rear of the property and has bath, wash hand basin and W.C. There is a second reception room at the front of the property that could be used for more formal dining or as a further living room. From there, the stairs lead up to the first floor which has two double bedrooms. One to the rear, with fitted cupboards, eaves storage, vanity unit with wash hand basin and shower, and one to the front, also with fitted cupboards & eaves storage.

The south facing rear garden is of a good size and mainly laid to lawn with a good size terrace adjacent to the rear of the property, mature boundaries and a summerhouse. There is gated access at the side, to the driveway at the front of the property that provides parking for several vehicles, including a turning bay.



# FLOOR PLAN:

Approximate Gross Internal Area = 134.8 sq m / 1451 sq ft



**Ground Floor**

**First 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.(ID1292200)

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 61                      | 73        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |   |                         |           |



**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.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: [info@baytreeestates.co.uk](mailto:info@baytreeestates.co.uk) w: [www.baytreeestates.co.uk](http://www.baytreeestates.co.uk)