

CRAIL COTTAGE, TRYNDEL WAY

Felpham

West Sussex



Guide Price £625,000 Freehold

A charming chalet property set amidst vast gardens and tucked away in a quiet no-through road, a few minutes' walk to the beach and village

FEATURES:

- 21ft Sitting Room with large bay window showcasing garden views
- 27ft formal dining room with front aspect
- Study
- Kitchen breakfast room and utility area
- Ground floor bedroom and shower room
- 2 spacious first floor bedrooms with Jack & Jill bathroom
- Driveway parking & garage
- Extensive plot with gardens to South, East & West
- Summerhouse, shed and green houses

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SITUATION

Tryndel Way, a no-through road, is located on the southern side of Felpham Village just a few minutes' walk to the beach and into the village, where there are wide ranging amenities including a choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. Local Schools include the Felpham Community College (High School), Downview & Bishop Tufnell CE Primary Schools. There are also many recreational facilities including King George V Playing Fields, Golf Club, Arun leisure centre with swimming pool, beaches, sailing and sports club. 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. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All are located within a 10-mile radius. Transport links from Bognor Regis & Barnham Train Station go to London Victoria and all other major southern cities. The easily accessible A27 provides access across the Coast to Worthing & Brighton (to the East) and Portsmouth & Southampton (to the West).



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DESCRIPTION

The front door opens into a large, enclosed entrance porch with cloaks cupboard and a further door into the 21ft x 18ft Sitting Room which has ample space for seating and dining and a large, curved window and double doors offering superb viewings of the garden. From the sitting room there are double doors through to the 27ft long dining room with bay window and front aspect. There is also access to a study. The kitchen breakfast room has a range of fitted units and oven, and an integrated dishwasher and there is also space for occasional dining. There is a shower room with walk-in shower and W.C and a door through to a utility area with plumbing for white goods and a door to a ground floor bedroom (3). On the first floor there are two spacious double bedrooms, both with fitted storage, dressing areas and eaves storage. There is a Jack & Jill bathroom with bath, W.C. and wash hand basin.

The pretty and well-maintained gardens surround the property on three aspects. The front garden is mainly lawned, with pathways leading to the front door, side gate to the rear, and driveway parking in front of the single garage. The main part of the southerly rear garden is laid to lawn with mature shrub boundaries, a terrace adjacent to the property, and a summerhouse. As the garden wraps round to the East, there are secluded areas, ideal for seating/dining, including a large shed and two greenhouses. We would highly recommend an inspection of this property and plot, to help appreciate the space both internally and externally.



FLOOR PLAN:

Approximate Gross Internal Area = 162.9 sq m / 1753 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Outbuildings = 18.7 sq m / 201 sq ft
 Total = 195.6 sq m / 2105 sq ft



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(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.

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