

## NORTH WAY

Felpham

West Sussex



## £399,000 Freehold

A cottage style, chalet property in a quiet location, close to all village amenities

### FEATURES:

- Four double bedrooms (2 ground floor; 2 first floor)
- Ground floor bathroom
- Fitted kitchen with door to side
- Sitting / Dining room
- Large west facing garden with lawn, terrace & shed
- Single garage (with W.C.) & driveway parking
- Offered for sale with no forward chain

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### SITUATION

The property is situated in North Way, part of a no-through set of roads, close to the village centre and only 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.



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## DESCRIPTION

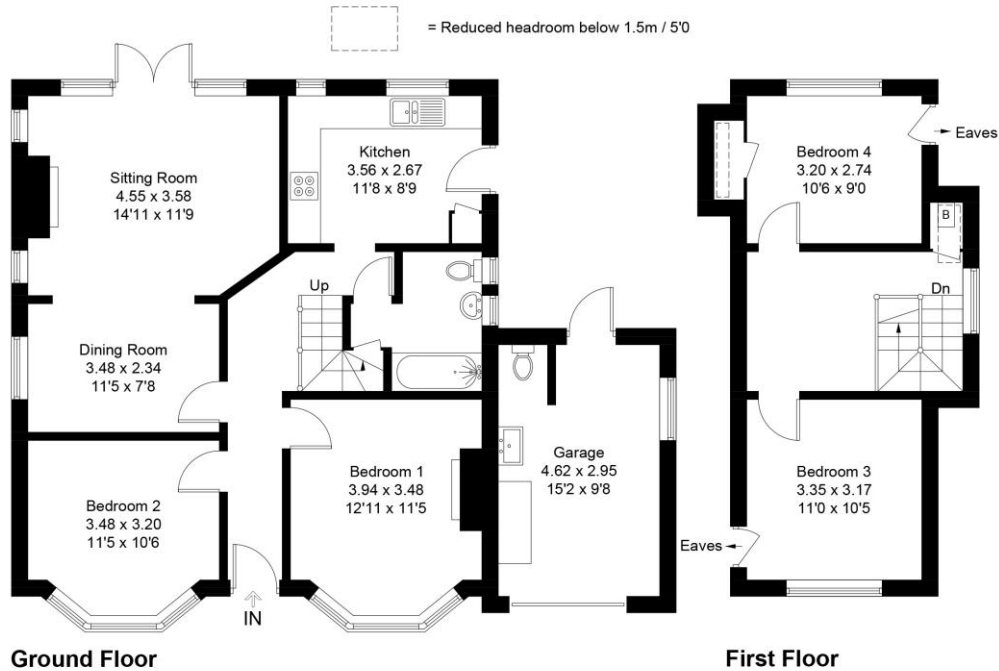
From the front path, steps lead up to the front door which opens into the hallway and gives access to all ground floor rooms. The kitchen has a range of fitted units, space for white goods and a door and steps to the side terrace. The double aspect sitting / dining room is light and spacious with feature fireplace, good size reception space for seating and dining and double doors and steps to the rear garden and terrace. There are two good size, ground floor double bedrooms with bay windows and front aspect. There is a ground floor bathroom, with bath and shower over, wash hand basin and W.C. The stairs leading to the first floor, open to a large landing, currently used as a study area, and there are two further double bedrooms, one to front and one to rear, both with eaves storage and one with a large cupboard.

The west facing rear garden, which is of some size, is fully enclosed, with a terrace adjacent to the side and rear of the property and is mainly laid to lawn with a shed in one corner. There is a door at the rear of the single garage which houses a W.C. and sink and an up and over door to the driveway at the front of the property which offers off-road parking. There is a front lawn garden with shrubs and low, brick wall. We would highly recommend an inspection of this property to appreciate the scope and versatility of this well positioned property.



# FLOOR PLAN:

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft  
 Garage = 13.7 sq m / 147 sq ft  
 Total = 122.2 sq m / 1315 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.(ID1217271)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**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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