

NORMANS DRIVE

Felpham

West Sussex



Offers in Excess of £550,000 Freehold

Superb 4-bedroom bungalow; refurbished and extended. Situated in a quiet location and offered for sale with no forward chain

FEATURES:

- Open plan kitchen / dining / family room
- Sitting room with fireplace
- Three ground floor bedrooms & office/bedroom 4
- Bathroom with separate shower & W.C.
- Utility Room with W.C.
- Loft room
- Driveway parking, garage and gardens

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SITUATION

The property is situated a short walk to convenience stores, King George playing fields and less than half a mile from the beach and Felpham Village. The amenities the village has to offer include 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 offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

The front door opens into a large entrance hall with a door to bedroom 1, which has a large bay window to the front and a double fitted cupboard. Bedroom 2 is a further double bedroom to the side of the bungalow and bedroom 3 is to the front. The family bathroom has a bath and separate shower. The sitting room has an opening to the kitchen / dining / family room, a feature fireplace with a log burner and stairs to the first floor. At the rear of the property the contemporary kitchen has a range of fitted units and integrated appliances and is open plan with a good size area for dining and a further area for occasional seating. It spans the width of the property and has views over the garden. From the kitchen end is a good size utility room with further storage and a W.C. and from the seating end there is a door to the office/bedroom 4 which also has an external door. On the first floor is a 17ft x 10ft loft room with a good level of eaves storage.

The rear garden, accessed by double doors from the kitchen / dining / family room, consists of a low-level fenced terrace adjacent to the rear of the property, a lawned area and a further area at the bottom of the garden with a decked area ideal for seating/dining. At the front of the property is a driveway with parking for several vehicles, a small garden with lawn, a side gate, giving access to the rear and the garage which has barn style doors. We would highly recommend an internal inspection to appreciate the space, versatility and presentation of this property.



FLOOR PLAN:

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 147.3 sq m / 1586 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. (ID1035339)

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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.

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

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk