

DRYAD WAY
Felpham
West Sussex



£425,000 Freehold

Detached, four-bedroom family home, in popular location and easy reach of all village amenities and beach. Requiring modernisation.

FEATURES:

- Four good size bedrooms
- Large family bathroom with bath & separate shower
- Kitchen, utility room and W.C.
- Open plan Sitting / Dining room
- Sunroom at rear
- 17ft long garage with integral access
- Off-road parking & rear gardens

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SITUATION

Situated on Dryad Way (a cul-de-sac of Summerley Fields), it is close to both the village centres of Felpham and Middleton-on-Sea. Both villages offer wide ranging amenities including 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

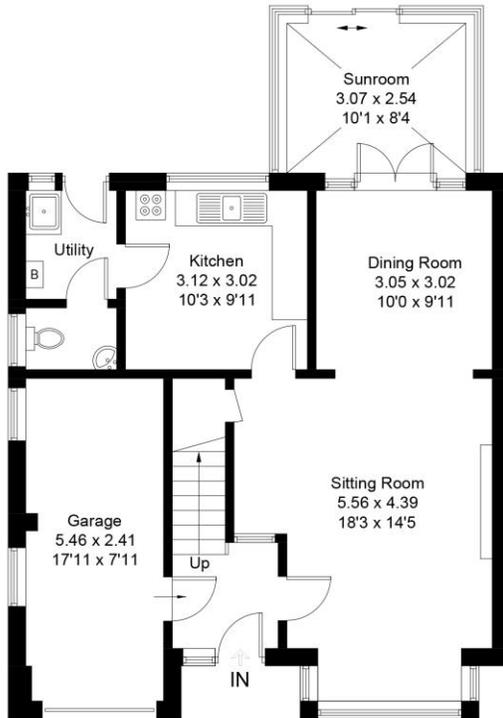
The front door opens into a good size entrance porch with a door through to the spacious Sitting Room, with fireplace, understairs cupboard, square bay window and front aspect. The dining area, toward the rear, has double doors out to the sunroom and sliding doors to the garden. The kitchen has fitted units and space for appliances and a door through to a utility room with door to the garden and a separate W.C. On the first floor there are four good size bedrooms. Bedroom 1 and 2 with fitted storage, an airing cupboard on the landing, and a large family bathroom with bath and separate shower.

At the rear of the property is a pretty, detailed garden with areas of lawn; natural and artificial, planted beds, a shed, terraces and paved pathways. At the front of the property there is a driveway and off-road parking, a large lawned/stoned area and a side gate giving access to the rear garden. The property also benefits from a 17ft long garage with an up and over door at the front and an integral door from the entrance hall. This property requires modernisation throughout and represents an exciting opportunity to remodel and refurbish.

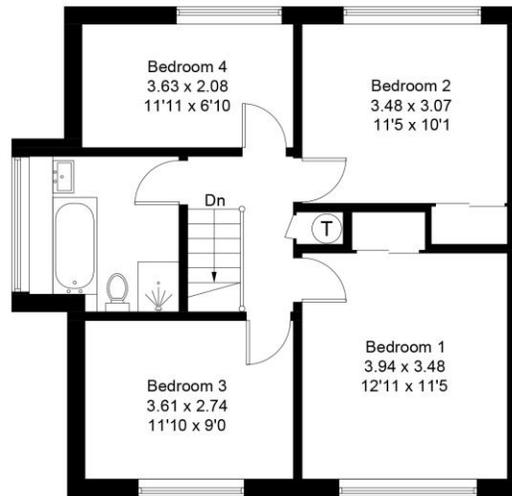


FLOOR PLAN:

Approximate Gross Internal Area = 133.6 sq m / 1438 sq ft
(Including Garage)



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. (ID1278908)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(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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