

## OVERDOWN ROAD

Felpham  
West Sussex



## £650,000 Freehold

A spacious, detached and beautifully presented, renovated home, in sought after location

### FEATURES:

- Detached house with 4 bedrooms & 3 bathrooms (master with ensuite)
- Stunning open plan kitchen dining room with bifold doors to rear
- Large sitting room with southerly aspect
- Utility with separate W.C.
- Ample off-road parking and garage
- Rear gardens with lawn and terrace adjacent to property, large shed and summerhouse
- Recently renovated to include new roof, windows, doors and heating system

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## SITUATION

The property is located on Overdown Road and is walking distance to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a short walk away and there are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is 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 good size entrance hall which leads to the 21ft wide south facing sitting room also with windows to east and west. There is ample space for seating and dining. The beautiful kitchen / breakfast / dining room has a range of integrated appliances, a multi-positional breakfast bar, space for dining and bi-fold doors opening onto the terrace and garden beyond. There is a super utility room, with door to the side, fitted storage a sink, large airing cupboard and separate W.C.

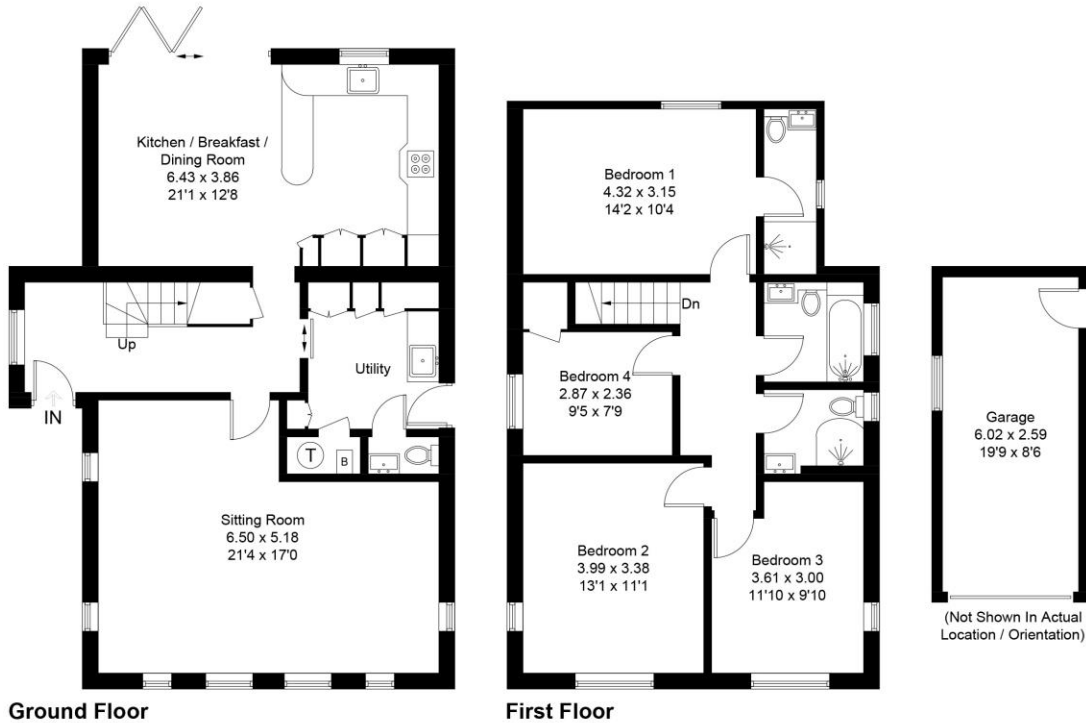
On the first floor there are four bedrooms; bedroom 1 with ensuite shower room, Bedroom 2 and 3, both doubles, to the front of the property, and bedroom 4, a single with cupboard. There is a further bathroom and shower room.

The rear gardens are fully enclosed, mainly laid to lawn with a large shed and summer house and good size terrace adjacent to the rear of the property, ideal for outdoor dining/seating. There is a single garage with an up and over door and a side door to the garden. There is a gate from the rear garden that leads out to the driveway, at the front of the property, which offers off-road parking for several vehicles. The property has been reconfigured, extended and enhanced throughout and would benefit from an internal inspection to appreciate the space and finish of this wonderful property.



# FLOOR PLAN:

Approximate Gross Internal Area = 146.0 sq m / 1571 sq ft  
 Garage = 15.6 sq m / 168 sq ft  
 Total = 161.6 sq m / 1739 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	69	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



**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)