

# VICTORIA TERRACE

Sea Road, Felpham

West Sussex



## £350,000 Freehold

Character home with garden, a minutes' walk to the beach and shops

### FEATURES:

- Fitted kitchen opening into the garden
- Master bedroom with en-suite bathroom and second double bedroom
- Sitting room with fireplace and separate dining room also with fireplace
- Pretty, enclosed rear gardens with a terrace & gravel path
- Gas fired central heating
- Central village location

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## SITUATION

2 Victoria Terrace is situated in Sea Road, in the heart of Felpham and all the amenities that the village has to offer, including a good choice of schools, shops and public houses. It is also only a short walk to the beach. There are many recreational facilities in the local area, including a sports centre with swimming pool and sailing & 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 new National Park status offer a host of leisure and outdoor pursuits and activities.



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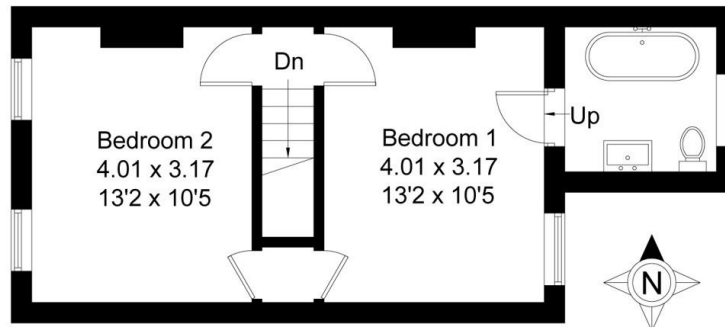
## DESCRIPTION

2 Victoria Terrace is a pretty, mid-terrace, character property situated in the heart of the village. This warm, cosy and deceptively spacious home comprises of the following; front door leading into the sitting room with a bay, sash window and open and working fireplace, which leads through to the dining room and into the kitchen at the rear of the property. The kitchen has a range of fitted units and integrated appliances, a door into the garden and a door through to the ground floor shower room. There is a utility cupboard housing space and plumbing for the washing machine and tumble dryer. On the first floor there are two double bedrooms, the master with ensuite bathroom and bedroom two at the front of the property. There is a built-in cupboard/wardrobe that can be accessed from both bedrooms. The pretty rear garden is a particular feature of the cottage with a terrace adjacent to the property, with a gravel path leading down to the bottom of the garden through beds of shrubs, trees and cottage style planting. To the front of the property there is a small, pretty walled courtyard area with railings.

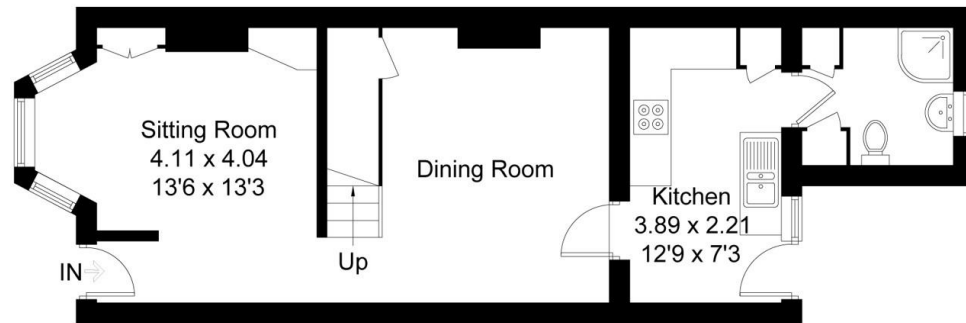


# FLOOR PLAN:

Approximate Gross Internal Area = 81.5 sq m / 877 sq ft



**First Floor**



**Ground 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.(ID 292551)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-104)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
Address: 2 Victoria Terrace, Sea Road, Felpham, PO22 7AQ			



**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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