

LEY ROAD
Felpham
West Sussex



Offers in Excess of £625,000 Freehold

A completely refurbished bungalow, in prime location, with good size rear garden and offered for sale with no forward chain

FEATURES:

- Open plan kitchen / breakfast / dining room
- Large sitting room with double French doors to rear
- Three bedrooms
- Family bathroom with shower, Ensuite shower room & separate W.C
- Large rear garden with seating area
- Driveway parking for several vehicles & wooden side gates to rear
- Private Road; 5 minutes' walk to beach

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SITUATION

Ley Road, a quiet location on the southern side of Felpham Village, just a few minutes' walk to the beach and into the village, where there are wide-ranging amenities including a choice of doctor's surgeries, post office, shops, cafes, pubs and restaurants. 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 the entrance hall with doors to Bedroom 1, with front aspect, Bedroom two with ensuite shower room and a further bedroom 3. There is a family bathroom with shower & W.C. and a separate W.C. The kitchen / breakfast / dining room has a range of fitted units and brand-new appliances, including a Range cooker; with a breakfast bar for occasional seating and space for more formal dining. This area opens into the 19ft x 15ft sitting room, which spans the rear of the property and has two sets of double doors to the garden.

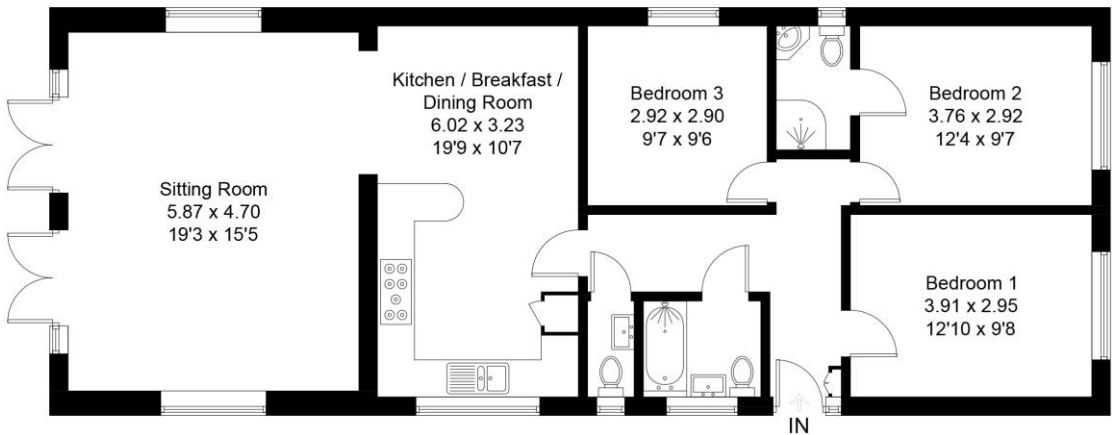
The large, rear garden is laid to lawn and fully enclosed, with a large seating area adjacent to the rear of the bungalow. At the front of the property is a driveway with off-road parking for several vehicles, a low-maintenance front garden and double wooden side gates to access the rear.

The property has been reconfigured, extended and fully refurbished throughout to a high standard and we would highly recommend an internal inspection to appreciate the finish of this desirable home.



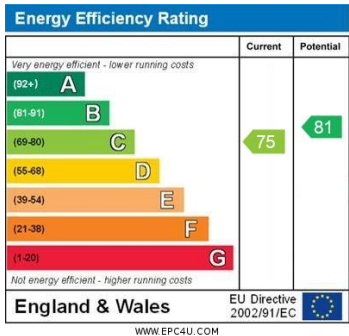
FLOOR PLAN:

Approximate Gross Internal Area = 98.9 sq m / 1064 sq ft



Ground Floor

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