

CALEDON AVENUE

Felpham

West Sussex



£560,000 Freehold

Detached, four-bedroom family home, in popular location and easy reach of all village amenities and beach with versatile accommodation and wraparound gardens

FEATURES:

- Four double bedrooms & large family bathroom with separate shower
- Spacious sitting room & Garden/TV room with double doors to seating area
- Kitchen / breakfast / dining room with doors to garden
- Utility room & W.C.
- Study
- 15ft x 15ft garage with integral access & ample off-road parking
- Good size rear/side gardens with several terraces and summerhouse

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SITUATION

Situated on Caledon Avenue, on the popular Summerley Fields, it is close to both the village centres of Felpham and Middleton-on-Sea. Both villages offer a wide range of 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

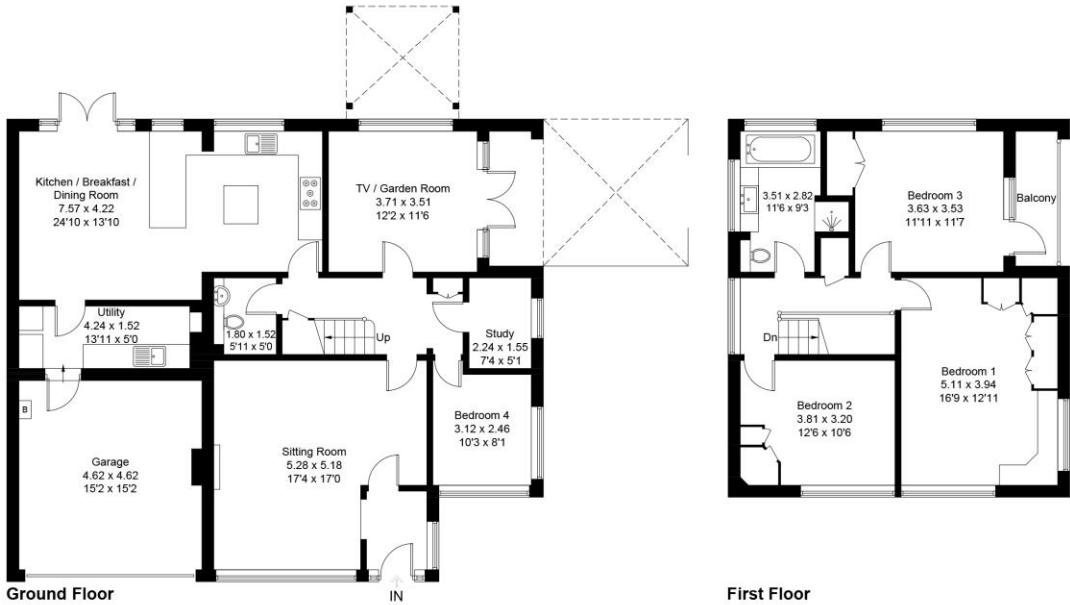
The front door opens into an enclosed entrance porch with a door through to the spacious sitting room with large window to the front. There is a further reception room with double doors to an outdoor seating area, a study and ground floor bedroom 4. The superb kitchen / breakfast / dining room is located at the rear of the property and consists of a range of fitted units and integrated appliances, an island, breakfast bar for occasional seating and a large dining area with double doors and views out to the garden. The property also benefits from a utility room with storage, space for white goods and integral door to the garage and a ground floor W.C. On the first floor there are three good size, double bedrooms. All have fitted storage/cupboards and bedroom 2 has access to the balcony and views of the "square". The large family bathroom has bath and separate shower.

At the rear of the property is a pretty, detailed garden with areas of lawn, planted beds and mature, green boundaries providing a good level of seclusion. There is a summerhouse with decked veranda, a terrace, covered terrace housing a hot tub and a pretty terrace/seating area, with pergola, adjacent to the Garden Room. At the front of the property there is a driveway and off-road parking for several vehicles and access to the garage. We would highly recommend an internal and external inspection to appreciate the versatility, space and finish of this lovely family home and gardens.



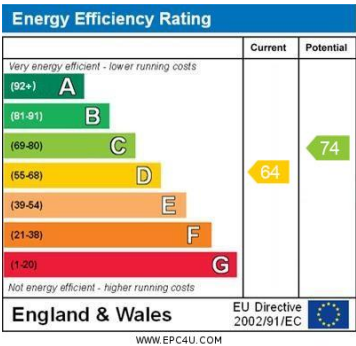
FLOOR PLAN:

Approximate Gross Internal Area = 193.9 sq m / 2087 sq ft
(Including Garage)



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1325879)



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