

CHESSWOOD AVENUE

Felpham

West Sussex



£440,000 Freehold

Four-bedroom, extended, chalet style home with large open plan kitchen / breakfast / family room in quiet, cul-de-sac location

FEATURES:

- Contemporary, open plan, kitchen / breakfast / family room
- Ground floor Snug / Bedroom
- Study
- Ground floor shower room & separate utility room
- 3 first floor bedrooms
- Family bathroom & ensuite shower to Bedroom 1
- Driveway parking & west facing garden with store

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SITUATION

The property is located on Chesswood Avenue and forms part of the Private Hurstwood Estate which is close to Felpham village and 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 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. 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

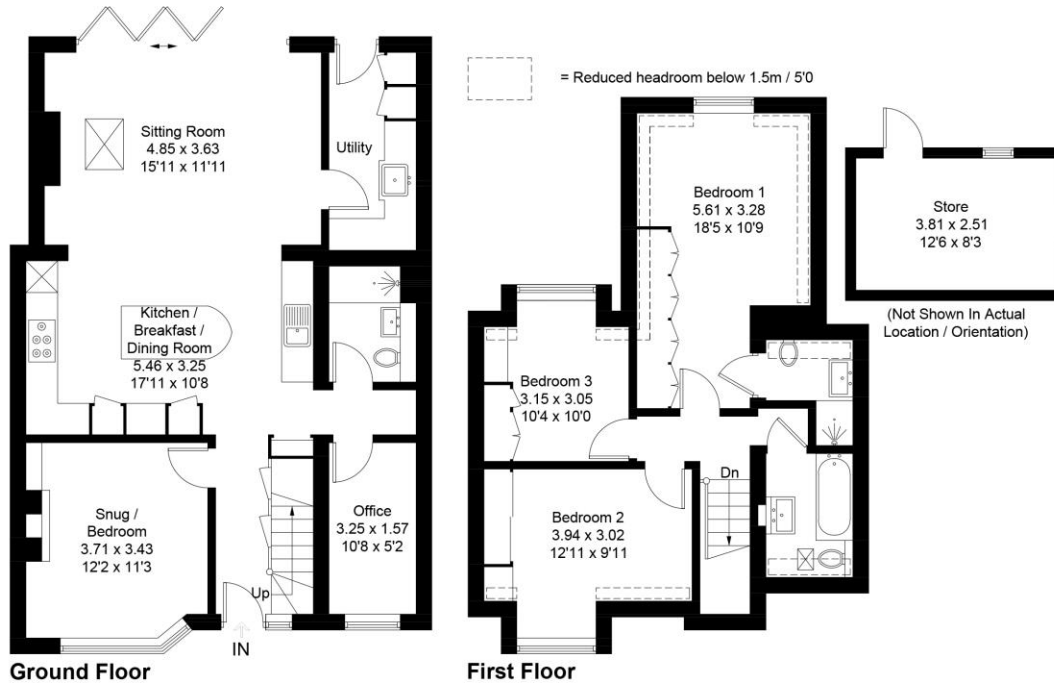
5 Chesswood Avenue is a semi-detached house located in a quiet and popular location. From the front door and inner hallway there is a door to a snug with fireplace and bay window to front, which could also be used as a ground floor bedroom. The amazing kitchen / breakfast / family room has a range of fitted units and integrated appliances and a large island ideal for seating/dining. There is ample space for further dining and a living area with bi-fold doors opening up the entire space to the garden. There is a separate utility room with fitted storage, space for white goods and a bespoke dog bath. There is also a ground floor study and a shower room with W.C.

On the first floor there are three double bedrooms. Bedroom 1 has an ensuite shower room and rear aspect, Bedroom 2 has fitted storage and front aspect and bedroom 3, also with fitted storage and rear aspect. There is a contemporary family bathroom with wash hand basin and W.C. At the rear of the property is an enclosed garden, mainly laid to lawn, with a terrace adjacent to the rear of the property and a large store at the rear of the garden.



FLOOR PLAN:

Approximate Gross Internal Area = 130.3 sq m / 1402 sq ft
 Store = 9.5 sq m / 102 sq ft
 Total = 139.8 sq m / 1504 sq ft



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. (ID1293989)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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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