

FERNDOWN GARDENS

Felpham

West Sussex



£350,000 Freehold

A well-presented three-bedroom, semi-detached home with garden, garage and off-road parking in cul-de-sac location.

FEATURES:

- Open plan kitchen / dining room
- Sitting Room
- 3 first floor bedrooms & family bathroom
- Enclosed rear gardens with lawn
- Garage and driveway parking
- Walking distance to all local amenities

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SITUATION

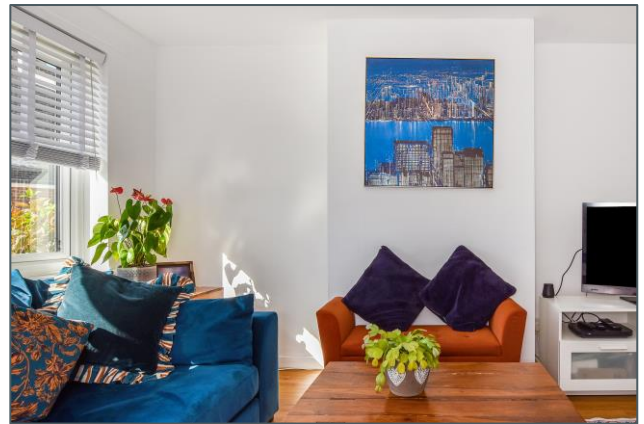
The property is situated in Ferndown Gardens, a quiet cul-de-sac off Glynde Crescent and conveniently located a short walk from the village and beach. The amenities that Felpham village has to offer include a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a sports centre with swimming pool, sailing and 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 National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

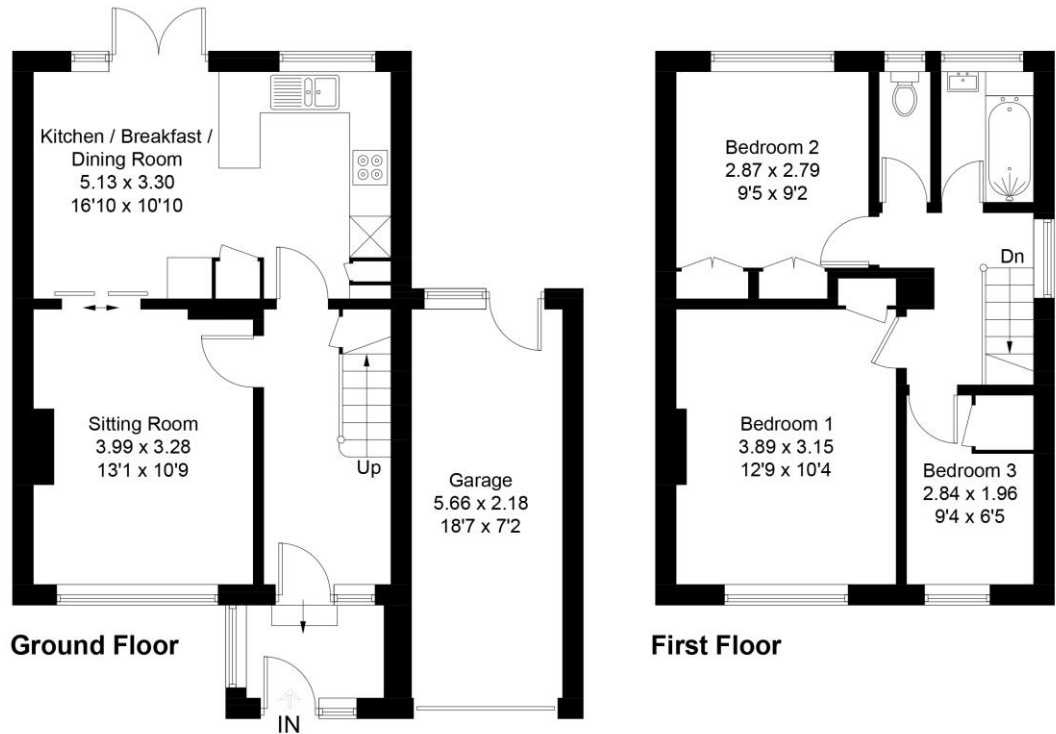
The front door opens into an enclosed entrance porch and then into the large entrance hall with a door leading through to the light and bright sitting room, with front aspect. There are sliding doors through to the contemporary kitchen diner which runs across the width of the house. The kitchen consists of a range of fitted units and counter tops, integrated appliances and space for a washing machine and fridge freezer. The dining area has double doors out to the garden. On the first floor there are two double bedrooms and a single bedroom, all with cupboards. The family bathroom has bath and wash-hand basin and there is a separate W.C.

At the rear of the property is a good size, enclosed garden with lawn, and a door to access the 18ft long garage. At the front of the property is a lawned area and driveway parking in front of the garage, accessed via an up and over door.



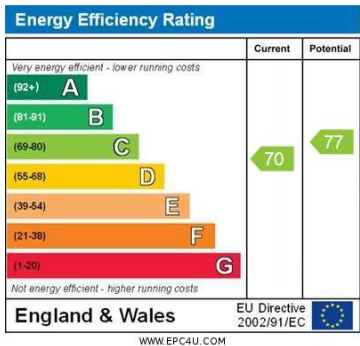
FLOOR PLAN:

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 93.8 sq m / 1009 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1339744)



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