

FELPHAM WAY

Felpham

West Sussex



£365,000 Freehold

A beautifully presented home with contemporary kitchen diner and open plan reception space, pretty garden & terrace & close to all village amenities

FEATURES:

- Offered for sale with no forward chain
- Three bedrooms & family shower room
- Fitted kitchen breakfast room opening to dining area
- Sitting Room with large bay window opening to dining area
- Study/Playroom/Bedroom 4
- Good size rear garden with lawn, terrace & side access
- Garage en bloc and off-road parking

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SITUATION

The property is situated on Felpham Way, a short walk to the beach and the amenities that Felpham village has to offer, including a good choice of schools, shops and public houses. 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 offers a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

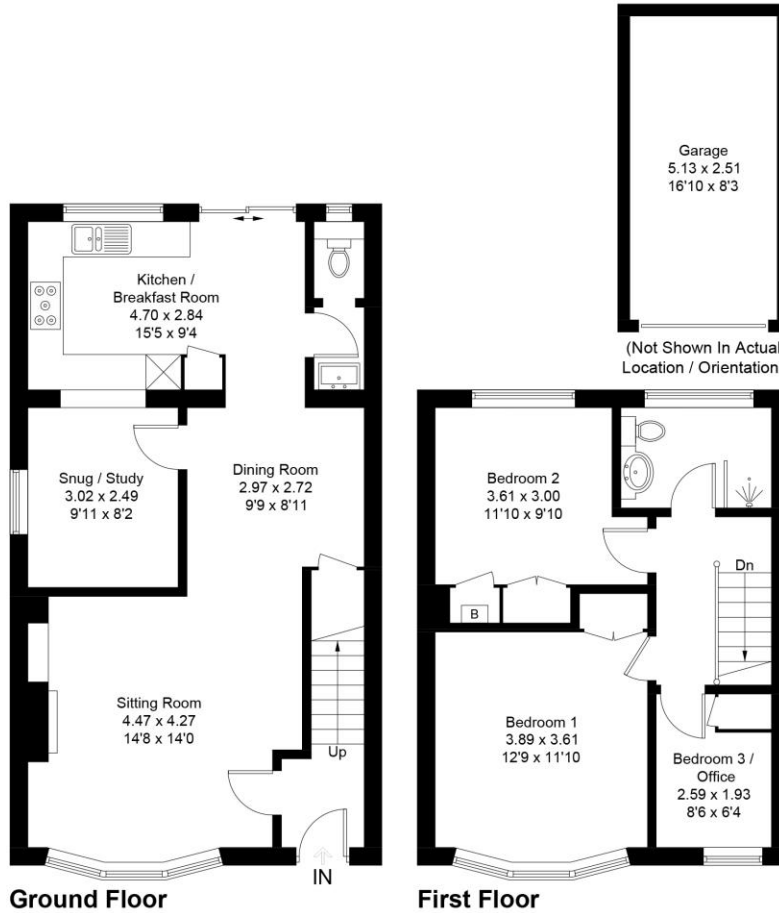
The front door of this Georgian style house opens into a hallway, with the entrance to the living room on the left and the stairs to the first floor. The light, spacious living room with fireplace has a large bay window to the front and opens into the dining area, which in turn leads onto the kitchen. The dining area also provides access to a separate room which offers versatile usage for example as a study, snug or playroom. The light and bright, contemporary kitchen overlooks the rear garden and consists of a range of fitted wall and base units, with integrated appliances, including a fridge/freezer, dishwasher, oven, hob & extraction fan. There is also space for informal dining, a door to the W.C. and sliding doors to the rear terrace and garden. On the first floor there are three bedrooms; two doubles and a single, and a shower room with walk-in shower.

To the rear of the property, the pretty gardens consist of a lawned area with mature boundaries, a large terrace adjacent to the rear of the property and ideal for outdoor seating/dining and a section of the rear garden behind trellising where there is a shed. There is also a useful gate to the side which follows round to the garage. At the front of the property is a lay-by for off-road parking and access to the garages, en bloc. We would highly recommend a viewing of this property to appreciate the superb enhancements, internal presentation and size of garden.



FLOOR PLAN:

Approximate Gross Internal Area = 104.2 sq m / 1122 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 117.1 sq m / 1261 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. (ID1310843)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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