

## WELLERS CLOSE

Felpham  
West Sussex



## £415,000 Freehold

A 4-bedroom detached home situated in a quiet position on an exclusive residential development and offered for sale with no forward chain.

### FEATURES:

- Detached house with 4 bedrooms & 2 bathrooms (master with ensuite)
- Open plan kitchen dining room with double doors to rear
- Good size sitting room with bay window to front
- Ground floor W.C.
- Ample off-road parking and garage
- Rear gardens with artificial lawn and terrace adjacent to property

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## SITUATION

The property is situated in a quiet location on a development of homes that were constructed in 2016 and conveniently located within walking distance of the village and further onto the beach and seafront. The amenities that Felpham village has to offer includes 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 is 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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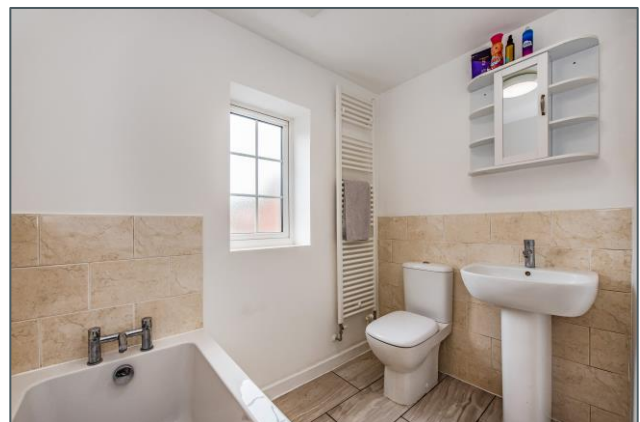


## DESCRIPTION

The front door opens into the entrance hall which leads to the sitting room with bay window to front. The contemporary, 19ft kitchen / dining room has Quartz counter tops and a range of fitted units and integrated appliances with ample space for dining and double doors leading to the rear garden. There is also a utility room (with Quartz tops), with additional storage, space for white goods and a door to the side/driveway. The ground floor W.C. with large storage cupboard, is accessed via the entrance hall where there is also additional cupboard/storage.

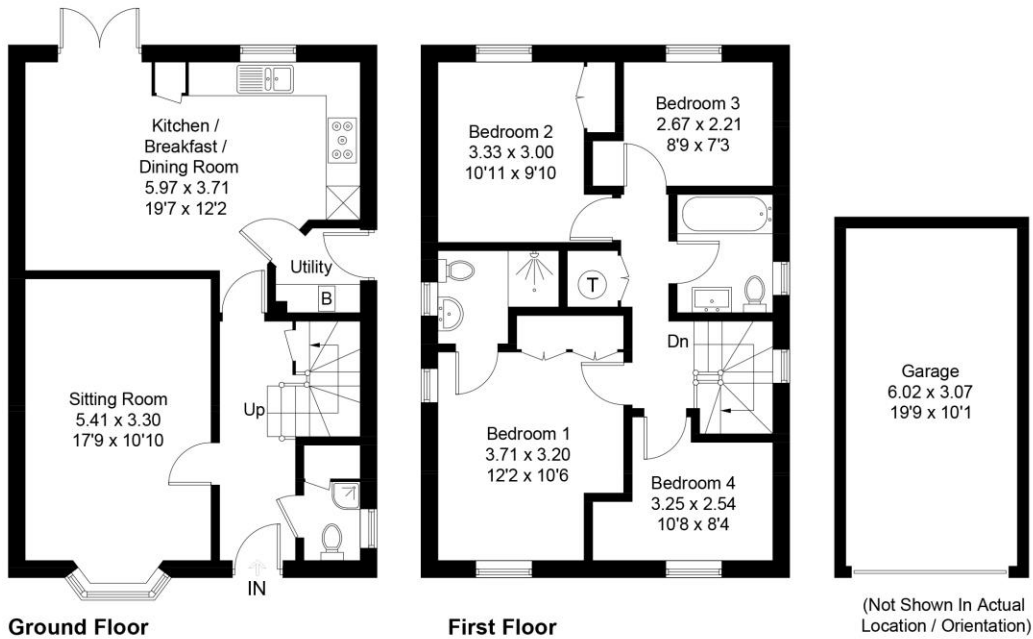
On the first floor there are four bedrooms; bedroom 1, at the front of the house, with ensuite shower room and fitted wardrobes, Bedroom 2 and 3, both doubles (Bedroom 3 with fitted storage) and bedroom 4, also at the front of the house. There is a further family bathroom with shower.

The secluded rear gardens are fully enclosed, with artificial lawn, a good size terrace adjacent to the rear of the property ideal for outdoor dining/seating, views over Bognor Regis Golf Club, and external power points in garden & driveway. There is a single garage with light, power and up-and-over door with ample driveway parking in front, and an E.V charger at the front of the house. The property is situated at the end of a small cul-de-sac providing a peaceful and secluded location. The property is being offered for sale with no forward chain.



# FLOOR PLAN:

Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft  
 Garage = 18.3 sq m / 197 sq ft  
 Total = 124.6 sq m / 1341 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.(ID1310920)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(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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