

ORMESBY CRESCENT

Felpham

West Sussex



£375,000 Freehold

A semi-detached bungalow with pretty west facing gardens, in need of some modernisation, and offered for sale with no forward chain

FEATURES:

- Two double bedrooms and bathroom
- Kitchen with door to side terrace
- Sitting / Dining room with sliding doors to conservatory
- Enclosed, pretty west facing gardens to front and rear with terrace and lawn
- Detached garage
- Offered for sale with no forward chain

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SITUATION

Ormesby Crescent is a quiet road, located off Wroxham Way and a short walk to Felpham Village which offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Bognor Regis Golf Club is also a few minutes' walk away. There is a regular bus service linking Felpham to neighboring Bognor Regis and Arundel and Chichester are 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

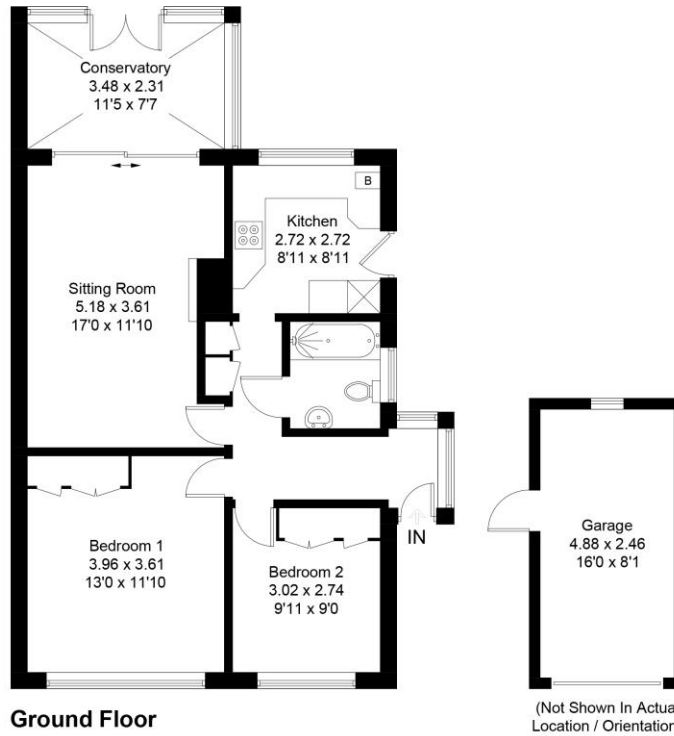
9 Ormesby Crescent is a semi-detached bungalow located in a quiet area to the north of Felpham village, a short walk to the village centre and beach beyond. The front door opens into a good size glazed entrance lobby and the entrance hall leads to the two double bedrooms which are located at the front of the bungalow with an outlook to the front lawns and magnolia tree. Both bedrooms benefit from fitted cupboards. There is a family bathroom with shower over bath and a W.C. and a double cupboard in the hallway. The kitchen is located to the rear of the bungalow and has a range of fitted units and space for appliances and a door to the side terrace. The sitting / dining room measures 17ft in length and has a fireplace and sliding doors to the conservatory which has lovely views of the garden and double doors to the rear terrace.

The west facing rear garden is laid to lawn with pretty borders and shrubs with a shed at the end of the garden and a terrace adjacent to the rear and side of the bungalow. On the side terrace there is also a summerhouse and side door to the detached single garage. At the front of the property is a path that leads between the lawns to the front door and a driveway in front of the garage which has an up and over door.



FLOOR PLAN:

Approximate Gross Internal Area = 71.0 sq m / 764 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 83.0 sq m / 893 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

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.(ID1066821)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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