

GORSE AVENUE
Hurstwood Private Estate
Felpham
West Sussex



£425,000 Freehold

A very well presented, semi-detached, chalet style home with flexible & spacious accommodation

FEATURES:

- Detached 4 double bedroom home in quiet cul-de-sac location
- Modern fitted kitchen
- Impressive open plan sitting room with log burner, formal dining room area & family room
- 2 Ground floor bedrooms, shower room and study / playroom / bedroom 4
- Two first floor bedrooms and bathroom
- Driveway parking, garage at rear of house and pretty south facing garden

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SITUATION

The property is located on Gorse 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.



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DESCRIPTION

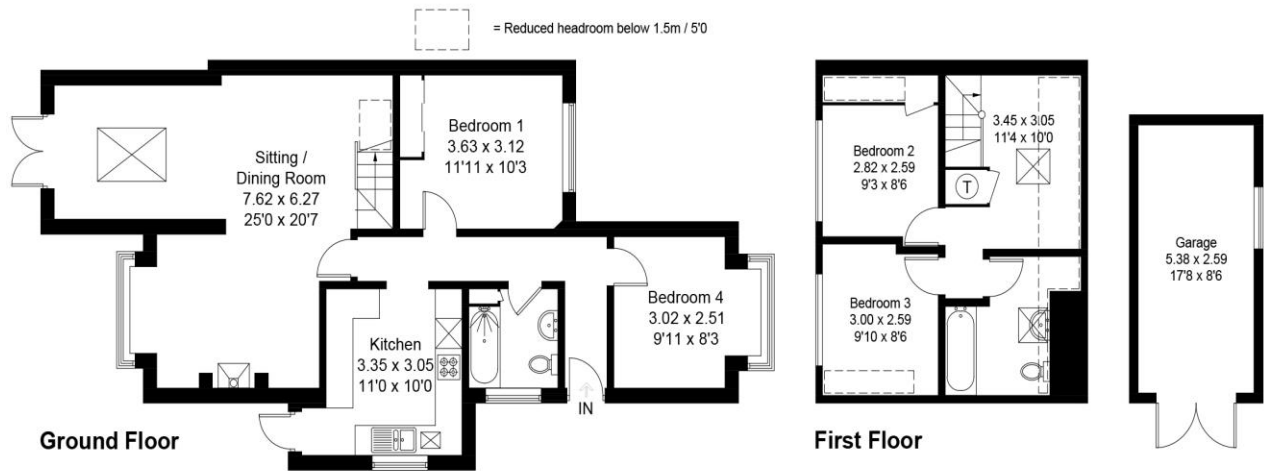
24 Gorse Avenue is a pretty home with beautifully presented accommodation throughout. From the front door and entrance hall, a door leads into bedroom 4 or study at the front of the property and around to bedroom 1 and the modern newly fitted shower room. The superb kitchen has a range of fitted units and a door to the side of the property. At the rear of the house the open plan sitting / dining room has an atrium roof light and double doors onto the south facing garden. Upstairs there are two further bedrooms and a family bathroom. The driveway at the front of the property has off road parking for at least three cars and at the rear of the house (with no vehicular access) is the detached garage with power and light. The rear garden being south facing has been thoughtfully planted and has a terrace and lawn. The property has gas fired central heating and in our opinion is certainly worth an internal inspection to appreciate the standard of finish our sellers have created.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(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		
Address: 24 Gorse Avenue, Felpham PO22 6AY		



FLOOR PLAN:

Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 133.6 sq m / 1438 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.(ID736846)

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.