

BARNFELD

Felpham

West Sussex



Guide Price £360,000 Freehold

A three-bedroom mid-terraced house in a quiet development a short walk from beach & village

FEATURES:

- Close to the village and beach
- Open plan living / dining room
- Fitted kitchen with pleasant outlook over the front garden
- 3 bedrooms, shower room & ground floor W.C. Newly installed combi boiler June 2021
- Garage in compound and good length driveway

BARNFELD

Felpham

West Sussex



SITUATION

The property is situated in Barnfeld, a quiet no-through road and is very close to the village centre where we have a choice of pubs, restaurants, cafes, a post office, a chemist and a leisure centre and is less than two miles from Bognor Regis town centre with train services to London. The Cathedral City of Chichester, about six miles away, offers a wide selection of facilities including superb shopping, art galleries and the Festival Theatre. 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/activities.



BARNFELD

Felpham

West Sussex



DESCRIPTION

10 Barnfeld is a three-bedroom, mid-terrace house that has been well maintained, recently updated in certain rooms and benefits from a new combi-boiler. It is situated in a quiet, no-through road in the heart of Felpham village. The main entrance, situated at the front of the house, opens to the entrance hall with a door to the spacious W.C. The kitchen with front aspect has a range of units and space and plumbing for a washing machine and dishwasher. The sitting dining room is located to the rear of the property and is light, bright and spacious and offers versatile configuration and a pretty outlook over the rear garden. On the first floor there are two good size double bedrooms, a single bedroom and a shower room with W.C. At the rear of the property there is a pretty, paved courtyard style garden offering a good degree of privacy and planted thoughtfully. There is a gate at the rear of the garden leading to a gated pathway and through to the garage. The private driveway has parking for four cars, bumper to bumper and access to the single garage and is located via a pathway to Admiralty Road. At the front of the property is a small garden and an entrance path leading back into Barnfeld. There is also on-street parking in both Barnfeld and Admiralty Road.

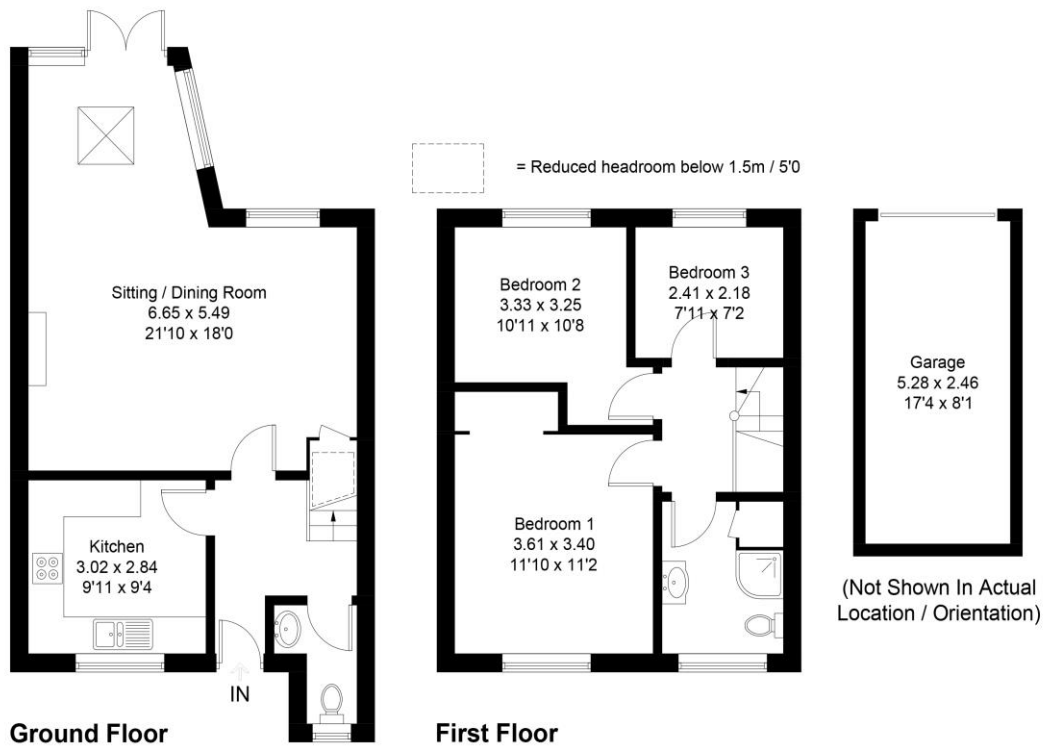
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
10 Barnfeld, Felpham PO22 7DH



FLOOR PLAN:

Approximate Gross Internal Area = 86.3 sq m / 929 sq ft
Garage = 13 sq m / 140 sq ft
Total = 99.3 sq m / 1069 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. (ID781492)



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.