

**LEY ROAD**  
Felpham  
West Sussex



## £500,000 Freehold

Detached bungalow offered for sale with no forward chain and requiring modernisation throughout

### FEATURES:

- Fitted kitchen breakfast room
- Sitting / dining room & conservatory
- Three bedrooms, shower room & separate W.C.
- Good size rear gardens with terrace and two sheds
- Driveway parking, garage and lean-to
- Walking distance to local amenities, beach and village centre

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## SITUATION

Ley Road is a sought-after address, being walking distance to both the beach and village. Felpham 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 club and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis 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.



# LEY ROAD

Felpham

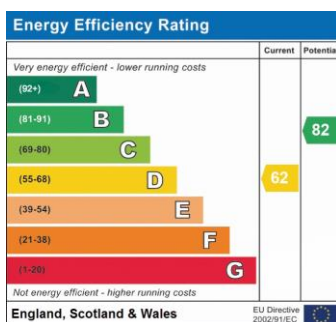
West Sussex



## DESCRIPTION

The front door opens into a good-sized entrance hall with a large floor to ceiling storage cupboard, a separate airing cupboard with tank and a door through to the double aspect, light and bright sitting room with an archway through to the dining area which has sliding doors through to the conservatory. The 18ft conservatory has sliding doors out to the rear garden and a door to bedroom 3, which is a double with a window to the rear. The kitchen breakfast room has a range of fitted units, a 1.5 sink, integrated double oven, hob with extractor and space for two white goods. There are two larder cupboards, a further cupboard housing a floor mounted boiler, a door to the dining area and a door to the lean-to, which is at the side of the property. The lean-to has doors to the front and rear. At the front of the bungalow are two further double bedrooms, a bathroom with wash hand basin, W.C., large, double, walk-in shower, and a separate W.C. At the rear of the property is a good sized lawned garden with mature boundaries and two single sheds with a good-sized terrace which runs the width of the property.

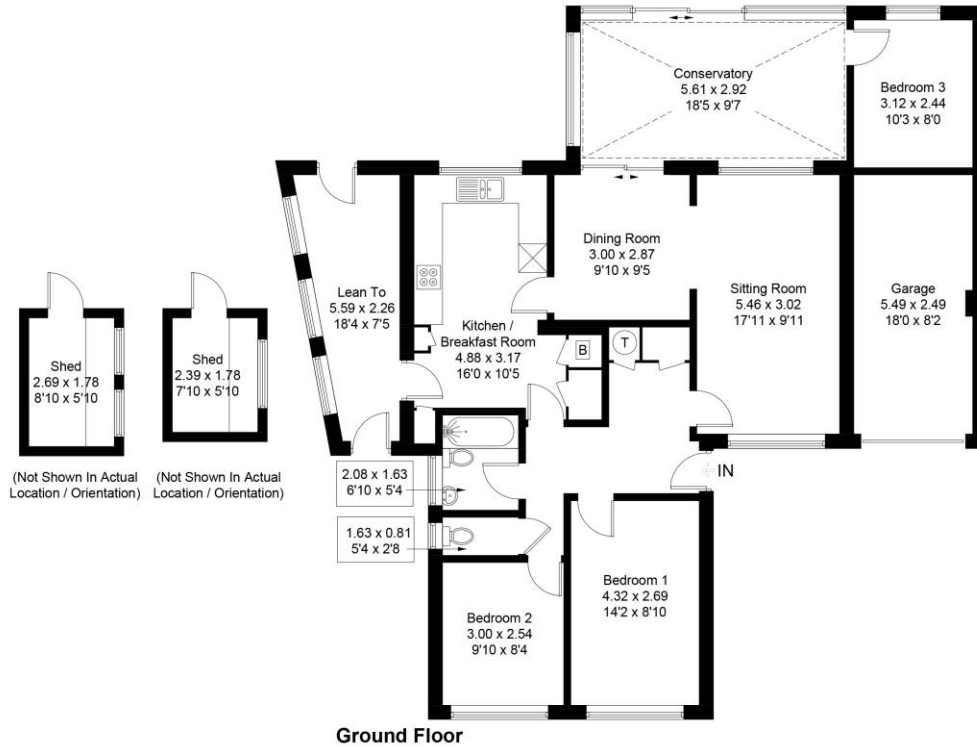
At the front of the bungalow there is a driveway opening onto a hard standing by the front door which gives parking for several vehicles and access to the garage which has an up and over door, power and light. There is a small lawned front garden with a low-level brick wall and a gate and pathway running to the side lean-to. The property is gated on both sides which gives access through to the rear. The property requires modernisation throughout and we would highly recommend an internal inspection to appreciate the future potential.





## FLOOR PLAN:

Approximate Gross Internal Area = 118.1 sq m / 1271 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Sheds = 9.2 sq m / 99 sq ft  
Total = 140.9 sq m / 1516 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.(ID951800)



**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.