

## FLANSHAM LANE

Felpham

West Sussex



## £400,000 Freehold

A detached three-bedroom house with a pretty rear garden & offered for sale with no forward chain

### FEATURES:

- Close to village amenities
- Sitting room, dining room and garden room
- 3 first floor bedrooms, shower room & separate W.C.
- Fitted modern kitchen breakfast room with larder
- Enclosed rear gardens with terraced areas, lawn and covered car port
- Garage with electric up and over door & off road parking, front & rear, for several vehicles
- Offered for sale with no forward chain

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## SITUATION

The property is situated on Flansham Lane, being conveniently located a short walk from the village, schools and beach. 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 club and sports club. Barnham 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

27 Flansham Lane is a well-presented detached house with large, enclosed entrance porch with front door and entrance hall leading to the south facing sitting room with bay window and fireplace. The dual aspect dining room is at the front of the house and also has a bay window. The fitted modern kitchen breakfast room, with window to rear, has a range of units and space and plumbing for a washing machine and dishwasher. There is space for dining, a walk-in larder cupboard and a shower room. There is a door that leads to the garden room which has a pleasant outlook over the rear garden, a door to the W.C, sliding doors to the garden and a door to the side.

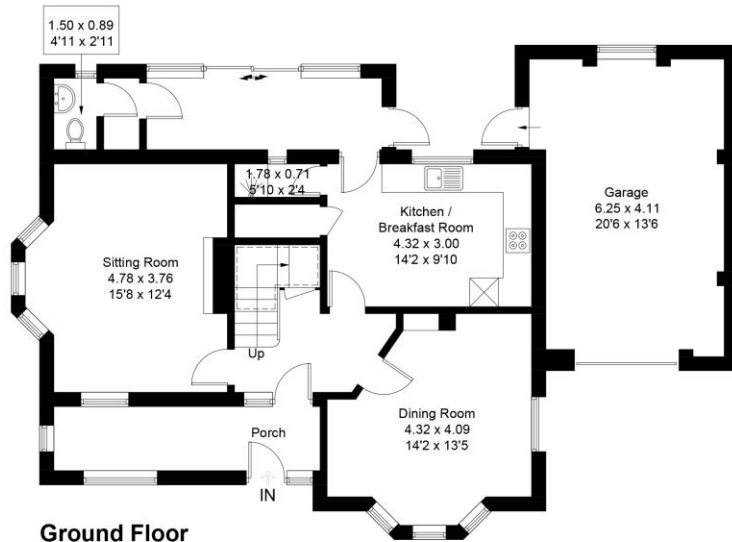
On the first floor there are three double bedrooms; the master is dual aspect with a range of built-in wardrobes and cupboards and a vanity unit. Both bedroom 2 and 3 also have built-in cupboards. There is a shower room with a newly installed walk-in shower and a separate W.C. The rear garden is a real feature of this home with a lawn, terrace adjacent to the house, a green house and covered car port accessed via the side gates onto a further driveway. At the front of the house there is off-road parking on the front driveway and access to the garage via an electric up and over door. A door at the rear of the garage leads back onto the terrace. This property is offered for sale with no forward chain. Please contact our office for an appointment to view this well-loved family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## FLOOR PLAN:

Approximate Gross Internal Area = 132.8 sq m / 1429 sq ft  
Garage = 24.2 sq m / 260 sq ft  
Total = 157.0 sq m / 1689 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. (ID959286)

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.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: [info@baytreeestates.co.uk](mailto:info@baytreeestates.co.uk)

w: [www.baytreeestates.co.uk](http://www.baytreeestates.co.uk)