

BLACKTHORN AVENUE

Blakes Mead Estate

Felpham, West Sussex



£680,000 Freehold

Detached, 6-bedroom, spacious home on the Blakes Mead Estate with beautifully presented accommodation throughout.

FEATURES:

- Triple aspect sitting room with doors to the terrace
- Large kitchen dining room with island and separate utility room
- First floor bedroom 1 with en-suite bathroom, 3 further bedrooms and family bathroom
- Second floor master suite; further double bedroom & shower room
- Enclosed and pretty rear garden with terrace
- Ample driveway parking for 4 cars and double garage

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SITUATION

The Blakes Mead Estate is a modern estate located on the north eastern side of Felpham Village. Felpham offers wide ranging amenities and a choice of schools, doctors' surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis, Arundel and Chichester. All 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

14 Blackthorn Avenue is a genuine “One-off” being the largest house built on the development, originally the Moorecroft Show House, and still offering show-home presentation throughout. From the large, tiled entrance hall, a set of double doors opens into the well designed and appointed kitchen dining room with a range of fitted units, integrated appliances, an island, ample space for dining and a set of double doors to the terrace. There is a separate utility room accessed from the kitchen with a door to the rear. The triple aspect, south facing sitting room can be accessed from the hallway and has a set of double doors to the garden. There is a useful study and ground floor W.C. On the first floor there are four double bedrooms and a large family bathroom; bedroom 1 benefitting from an en-suite bathroom and built-in wardrobes. The first floor landing has a large storage cupboard and stairs to the second floor with bedroom 5 which has an en-suite shower room and fitted wardrobes and bedroom 6, which is currently used as a home gym and a further shower room. The rear garden has an artificial lawn, summer house, terrace adjacent to the house, a pergola with further terrace and pretty, mature boundaries. At the side of the property there is a substantial driveway with parking for several cars and access to the double garage. In our opinion a viewing would help to appreciate the space and versatility that this property has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	86
(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	



FLOOR PLAN:

Approximate Gross Internal Area = 221.4 sq m / 2383 sq ft
Double Garage = 30.0 sq m / 323 sq ft
Total = 251.4 sq m / 2706 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.(ID979913)

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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