

OVERDOWN ROAD

Felpham
West Sussex



£650,000 Freehold

A very well-presented, detached home with versatile spacious accommodation

FEATURES:

- Detached house with 3 first floor bedrooms, 1 ground floor double and wet room
- Modern, stylish fitted kitchen breakfast room opening to the garden room
- Sitting room with fireplace
- Driveway parking and enclosed rear garden
- Extra reception space with annex potential

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SITUATION

The property is located on Overdown Road and is walking distance to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a short walk away and in addition the local Nisa Store and there are also many local 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

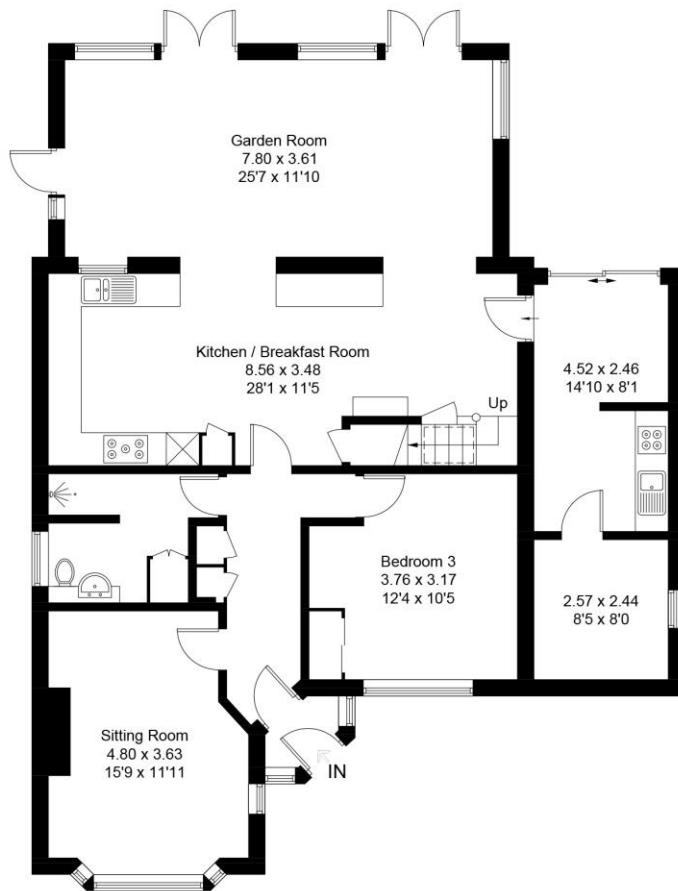
27 Overdown Road is in a great location and benefits from beautifully presented accommodation throughout. From the front door and entrance hall the sitting room can be found at the front of the property and the inner hall leads to the ground floor double bedroom and wet room which includes a W.C. The modern, fitted kitchen breakfast room has a range of fitted units and cupboards and opens to the garden room that stretches across the rear of the property; this also incorporates the dining area and has two sets of double doors that open to the decking and onto the south facing garden. A door from the kitchen breakfast room opens to the current craft room which would make an ideal self-contained annex which has a further room, kitchenette and sliding doors to the rear. On the first floor there are two good sized double rooms, the master benefitting from a dressing room; a large family bathroom and a further single bedroom. The south facing rear garden is another real feature of this home being thoughtfully planted and offering a good degree of privacy. At the front of the property there is a driveway with off road parking for several vehicles.


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

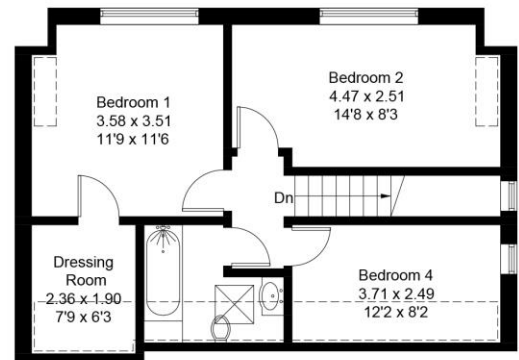


FLOOR PLAN:

Approximate Gross Internal Area = 178.9 sq m / 1926 sq ft



 = Reduced headroom below 1.5m / 5'0"



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.(ID1000781)

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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