

LEY ROAD
Felpham
West Sussex



£600,000 Freehold

Detached and extended bungalow with beautifully presented accommodation throughout.

FEATURES:

- Modern, stylish fitted kitchen diner opening to the sitting room
- Sitting room with vaulted ceiling opening to the terrace and garden
- Master bedroom with en-suite shower room
- Two further bedrooms & family bathroom
- Landscaped gardens
- Driveway parking & detached garage with power and light
- Close to beach and village amenities

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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, Arundel and Chichester, all 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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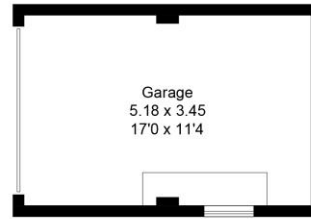
DESCRIPTION

24 Ley Road is a detached bungalow offering open plan, light and bright, stylish accommodation with landscaped gardens and just a short walk from the beach and village. The front door opens into an entrance hall which opens to a further internal hallway which gives access to the master bedroom at the front of the property with a range of built-in storage / wardrobes and a stunning en-suite shower room. Bedroom 2 and 3 are to the side of the bungalow with a family bathroom across the hallway. The kitchen, separated from the dining room via a breakfast bar, has a range of built-in cupboards and integrated appliances with space for a fridge freezer. The dining area, with window to side, opens to the impressive sitting room with vaulted ceiling, velux roof windows and double doors onto the terrace and garden. The rear garden is a real feature of the property and has been thoughtfully planted, creating an area for fruit and vegetables to grow and a sunny Mediterranean themed area. At the front of the property is driveway parking with double gates opening at the end of the driveway onto a terraced area and this leads to the detached garage at the rear of the bungalow which has power and light. We would recommend an inspection of the bungalow and gardens to appreciate the attention to detail and space this wonderful home has to offer.

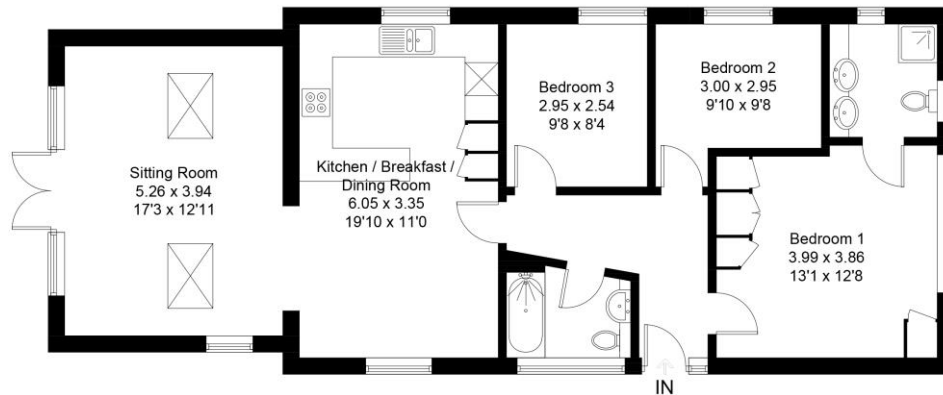


FLOOR PLAN:

Approximate Gross Internal Area = 92.5 sq m / 996 sq ft
 Garage = 17.9 sq m / 193 sq ft
 Total = 110.4 sq m / 1189 sq ft



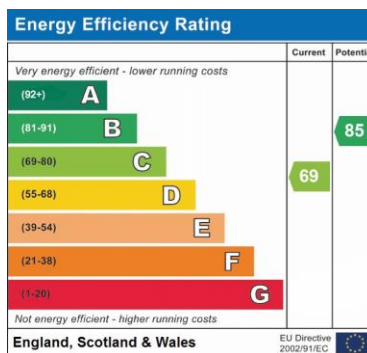
(Not Shown In Actual Location / Orientation)



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID1011955)



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