

HENFIELD WAY

Felpham

West Sussex



£275,000 Freehold

A mid-terrace 2-bedroom house with garden and garage

FEATURES:

- Fitted kitchen with door to terrace / garden
- Double aspect sitting/dining room
- 2 bedrooms and family bathroom
- Single garage in compound
- Offered for sale with no forward chain

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SITUATION

The property is situated in Henfield Way, close to the villages of Felpham & Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. Felpham village has many recreational facilities including a sports centre with swimming pool & sailing club and Middleton-on-Sea has a sports club & gym. There is a choice of local schools and doctors surgeries. There is a bus stop at the top of the road linking Middleton-on-Sea to Bognor Regis, Arundel and Chichester; all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

4 Henfield Way is a well-presented, two-bedroom, mid terrace home. The accommodation comprises of enclosed entrance porch and entrance hall, which opens into the light and bright open plan, dual aspect sitting / dining room. There is a modern fitted kitchen with a door to the rear garden. On the first floor there are two double bedrooms and a modern family bathroom. The rear garden is fully paved for ease and has a gate at the rear giving access to the garage in a nearby compound. The property is offered for sale with no forward chain and would make an ideal first home or buy to let investment.


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C	74	
(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	

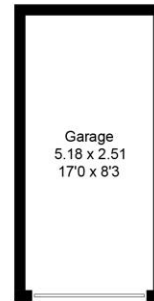


FLOOR PLAN:

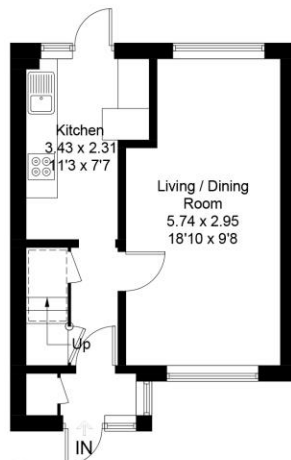
Approximate Gross Internal Area = 59.0 sq m / 635 sq ft
Garage = 12.9 sq m / 139 sq ft
Total = 71.9 sq m / 774 sq ft



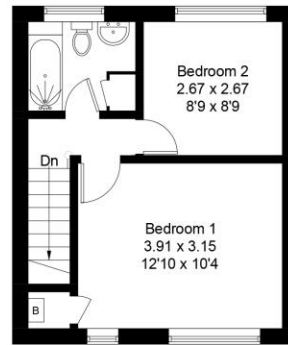
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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. (ID1024843)



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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