

## FIRS AVENUE WEST

Felpham

West Sussex



## £475,000 Freehold

Detached bungalow, with well-presented accommodation throughout, in a quiet cul-de-sac.

### FEATURES:

- Modern, stylish fitted kitchen with door to side utility area
- Sitting room opening to the dining / garden room
- Master bedroom with en-suite shower room
- Two further bedrooms & family bathroom with separate shower
- Enclosed, pretty gardens with terrace
- Driveway parking & two sheds
- Close to beach and village amenities

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## SITUATION

Firs Avenue West is a quiet, no through road, within 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 of which 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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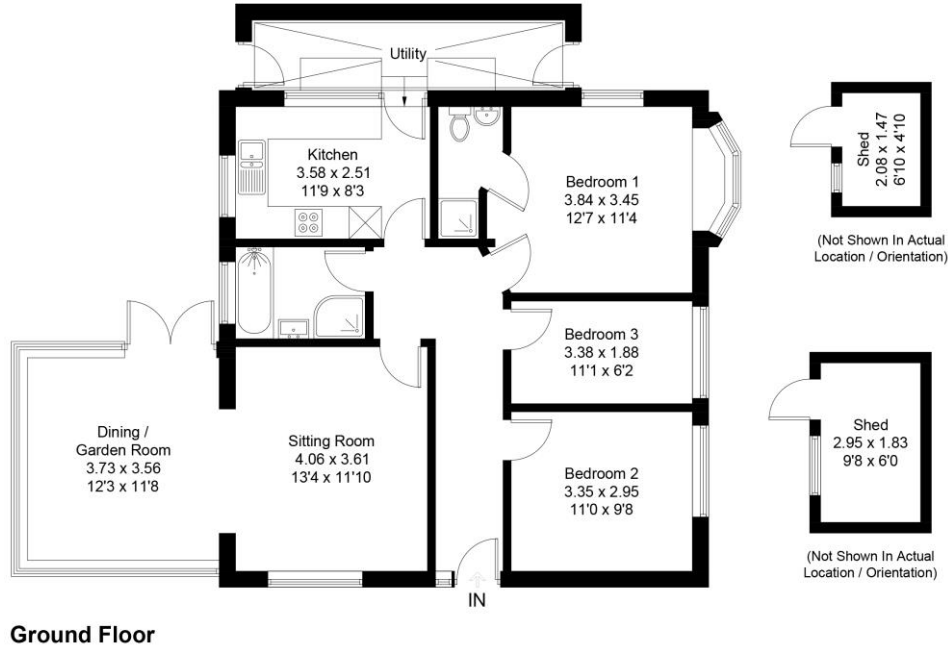
## DESCRIPTION

7 Firs Avenue West is a detached bungalow offering open plan, light and bright, stylish accommodation with pretty gardens and just a short walk from the beach and village. The front door, situated on the side of the property, opens into an entrance hall which leads to a further internal hallway which gives access to the spacious sitting room. From here the room opens to the dining / garden room with a lovely outlook over the gardens. The modern fitted kitchen has a range of units and a door which opens to the utility room. At the front of the property the master bedroom has a window to the front and an en-suite shower room. Bedroom 2 and 3 are also at the front of the bungalow. The family bathroom has both a shower and bath. The rear garden is a feature of the property and has been thoughtfully planted, with an area of lawn, a terrace adjacent to the property and borders to the sides and rear. At the front of the property is a large driveway with parking for several vehicles. 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 = 98.0 sq m / 1055 sq ft  
 Sheds = 8.5 sq m / 91 sq ft  
 Total = 106.5 sq m / 1146 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. (ID1021881)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**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.