

AMBLESIDE CLOSE

Felpham

West Sussex



£450,000 Freehold

Unique & very well presented 4 bedroom property consisting of a 3 bedroom semi-detached house & large 1 bedroom annexe in a cul-de-sac location offered with no forward chain

FEATURES:

Annexe

- Large annexe suitable for a “Granny” or additional family unit
- Incorporating bedroom, shower room, kitchen & living/dining room (with private entrance)

Main House

- Modern, newly fitted kitchen open plan to large dining/seating area
- Sitting room with fireplace and front aspect
- 3 first floor bedrooms & family bathroom
- Enclosed, rear gardens with terrace
- Driveway parking
- Close to beach and village amenities
- OFFERED FOR SALE WITH NO FORWARD CHAIN

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SITUATION

The property is situated in Ambleside Close, a quiet cul-de-sac, conveniently located a short walk from the village and beach. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. Barnham less than 5 miles away has a mainline train link to London with Arundel and Chichester 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

Main House

The front door opens into an enclosed entrance porch with a door to the hallway and a door to the living room with front aspect and gas fire. There are double doors through to a large, open plan space, including the fitted kitchen, the dining area and a further reception space to the rear. The kitchen comprises of fitted units, induction hob, oven, extractor, integrated slimline dishwasher and washing machine. There is a double fitted storage cupboard, door to the rear and an entrance through to the annexe. On the first floor, accessed from the main house, there are three bedrooms; two doubles and one single, all three with cupboards and a family bathroom with shower over and W.C. At the rear of the property, the garden consists of a lawned area with borders, a terrace adjacent to the house and is fully enclosed with a side gate to the front driveway where there is parking for several vehicles.

Annexe

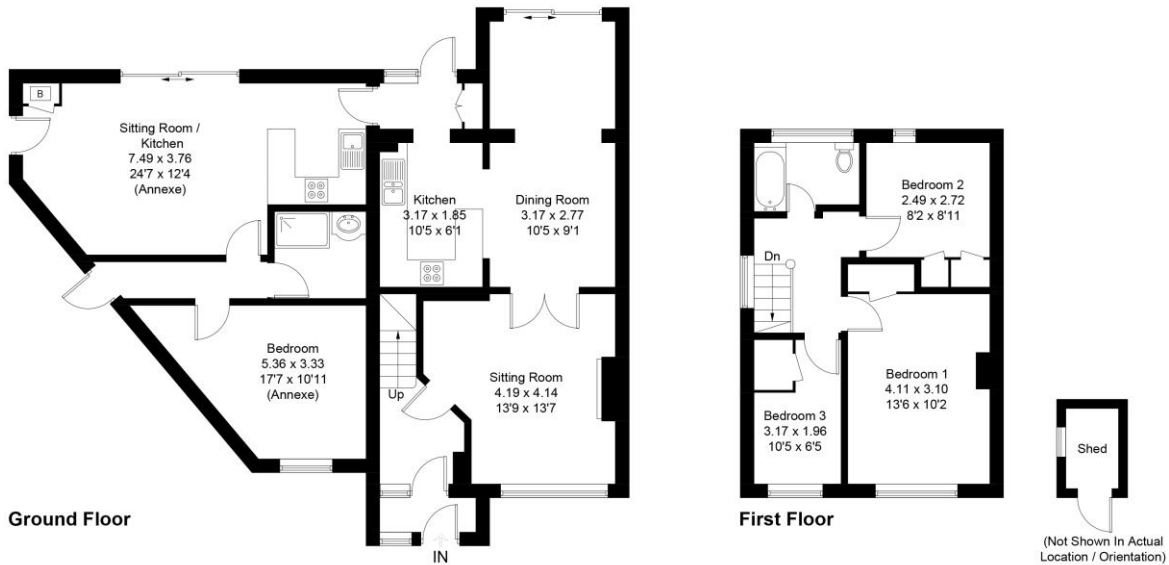
From the hallway at the rear of the main kitchen there is a door to the annexe which consists of a fitted kitchen with sink, under counter fridge, oven and hob and is open plan to the living / dining room with a door to the side and large sliding doors to the rear with views over the garden. There is a door to an inner hallway with access to the shower room with double shower and the double bedroom with front aspect. There is a separate, private entrance to the side of the property with access to the front driveway and to the rear garden.

We would highly recommend an internal inspection to appreciate the space and versatility this property has to offer.

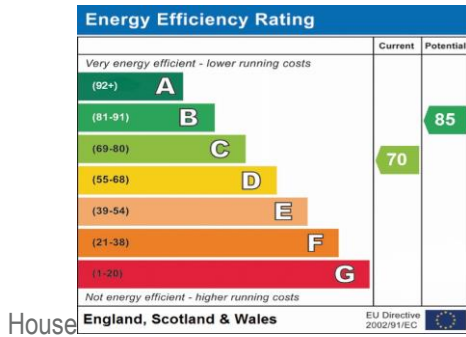


FLOOR PLAN:

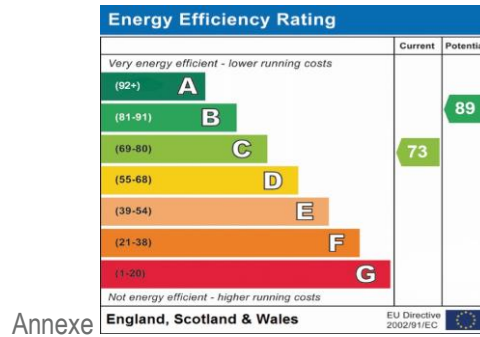
Approximate Gross Internal Area = 138.8 sq m / 1494 sq ft
 Shed = 2.0 sq m / 21 sq ft
 Total = 140.8 sq m / 1515 sq ft



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House



Annexe



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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