

# ALFRISTON CLOSE

Felpham

West Sussex



## £385,000 Freehold

Detached, well presented, two-bedroom bungalow in a quiet cul-de-sac location

### FEATURES:

- Modern fitted kitchen overlooking the front garden
- Double aspect sitting/dining room with doors to the conservatory and onto the garden
- 2 Double bedrooms and good size wet room
- Fully enclosed rear garden with terrace
- Driveway parking for several cars
- Short walk to the village and bus stop

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## SITUATION

The property is situated in Alfriston Close, close to both the villages of Felpham and Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. The neighbouring villages have many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop a few minutes from the bungalow linking to Felpham, Middleton-on-Sea, 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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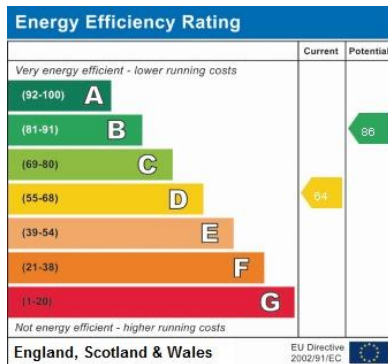
Felpham

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## DESCRIPTION

17 Alfriston Close is a well-presented bungalow situated in a popular location and comprises of entrance hall, light and bright, double aspect sitting/dining room with double doors to the conservatory and onto the garden beyond. The contemporary fitted kitchen with pleasant view over the front garden has built-in cupboards, double oven and hob and spaces for washing machine and fridge freezer. The bungalow has two double bedrooms, one with front aspect and one with rear aspect and a good size wet room with W.C. The garden is west facing, fully enclosed and mainly laid to lawn with a range of plants and shrubs and a small, terraced area adjacent to the bungalow. At the front of the property there is a lawned area and a driveway to the side which provides parking for several vehicles with a gate through to the rear garden. We would highly recommend an internal inspection to appreciate the presentation of the bungalow.

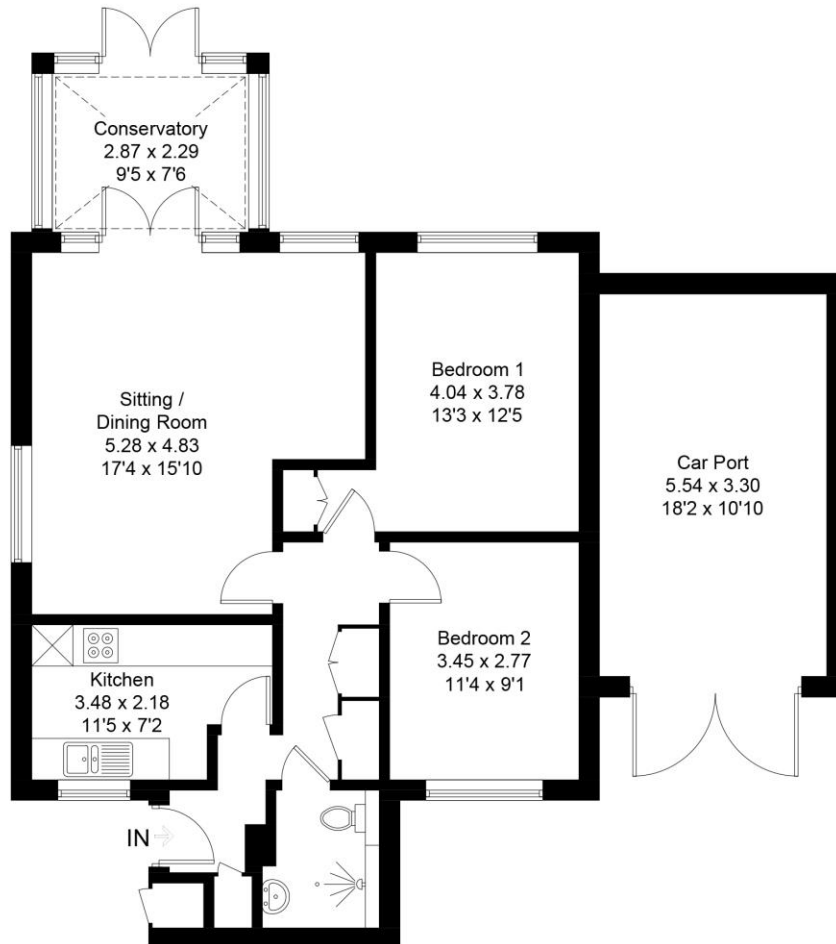


Address:  
17 Alfriston Close, Felpham PO22 6QB



## FLOOR PLAN:

Approximate Gross Internal Area = 75.3 sq m / 810 sq ft  
(Including External Cupboard / Excluding Car Port )



### Ground 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.(ID1043590)

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