

WOOD HILL WAY

Felpham

West Sussex



£365,000 Freehold

A 3 bedroom end of terrace home situated in a quiet position on a sought after residential development.

FEATURES:

- Beautifully presented house close to all local amenities
- Superb open plan kitchen / dining room with a stable door to the garden
- Master bedroom with en-suite shower room
- 2 Further bedrooms and a family bathroom
- Enclosed, landscaped rear garden with access to the driveway and garage

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SITUATION

The property is situated in a quiet location on a development of homes that were constructed in 2013 and conveniently located within walking distance of the villages of Felpham and Middleton-on-Sea. 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 is 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

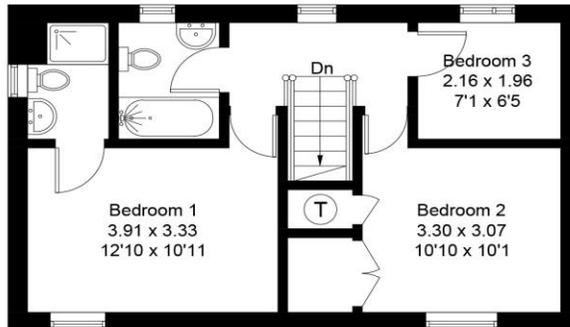
15 Wood Hill Way is a light, bright and spacious home with very well-presented accommodation throughout. At the front of the house is a pretty garden with a pathway leading to the front door which opens into the entrance hall. From here, there is a door into the sitting room where double doors lead out to the garden. A further door from the entrance hall leads to the spacious kitchen / dining room with a range of fitted units, space and plumbing for a washing machine and a stable-door to the rear. There is also a useful ground floor W.C. The first floor has three bedrooms; the master with ensuite shower room and bedroom 2 with a range of fitted wardrobes. There is also a family bathroom. The rear gardens have been landscaped and include a circular terrace with pretty pergola, providing ideal space for outdoor dining. At the rear of the garden there is a driveway with off-road parking and access to the garage which has power and light.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	78	
(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	

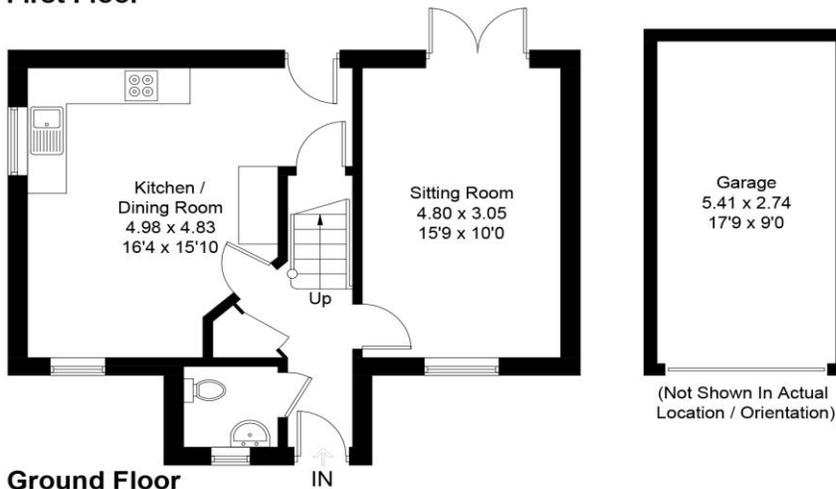


FLOOR PLAN:

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 98.7 sq m / 1062 sq ft



First Floor



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.(ID1048431)

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