

BULBECK WAY

Felpham

West Sussex



£375,000 Freehold

A 3-bedroom town house 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 double doors to the garden
- Master bedroom with en-suite shower room
- 2 Further double bedrooms and a family bathroom
- Ground floor study & W.C.
- Enclosed, landscaped rear garden with door to the garage

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SITUATION

The property is situated in a quiet location on a development of homes that were constructed in 2016 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

10 Bulbeck Way is a light, bright and spacious home arranged over three floors, with very well-presented accommodation throughout. The front door which opens into the entrance hall with a useful double storage cupboard, a W.C. and a door to the study. The hall leads through to the 23ft long, open plan kitchen/dining room. The kitchen has a range of fitted units and integrated appliances; a large area for dining, an understairs cupboard and double doors to the rear garden. On the first floor there is a sitting room with front aspect and bedroom 1 to the rear with an ensuite shower room. On the second floor there are two further double bedrooms and a family bathroom. The rear gardens have been landscaped and include a large, L-shaped raised decking area with planter and a lawned area. There is also a door to the rear of the garage. At the front of the property there is also access to the garage via the up and over door and driveway parking in front.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	76	
(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 = 109.1 sq m / 1174 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 126.9 sq m / 1365 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. (ID1061484)

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