

WEDGWOOD ROAD

Felpham
West Sussex



£725,000 Freehold

A very well-presented, 4-bedroom, detached home with versatile & spacious accommodation located on the sought after Private Beach Estate.

FEATURES:

- Detached house with 3 first floor bedrooms & bathroom
- 1 ground floor bedroom and en-suite shower room
- Modern, stylish fitted kitchen breakfast room opening to the garden/dining room
- Sitting room with fireplace
- Driveway parking and enclosed west facing rear garden
- 200 meters from the promenade & beach

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SITUATION

The property is located on Wedgwood Road, a few minutes' walk to the promenade and beach and a short walk to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. There are also many local recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is 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

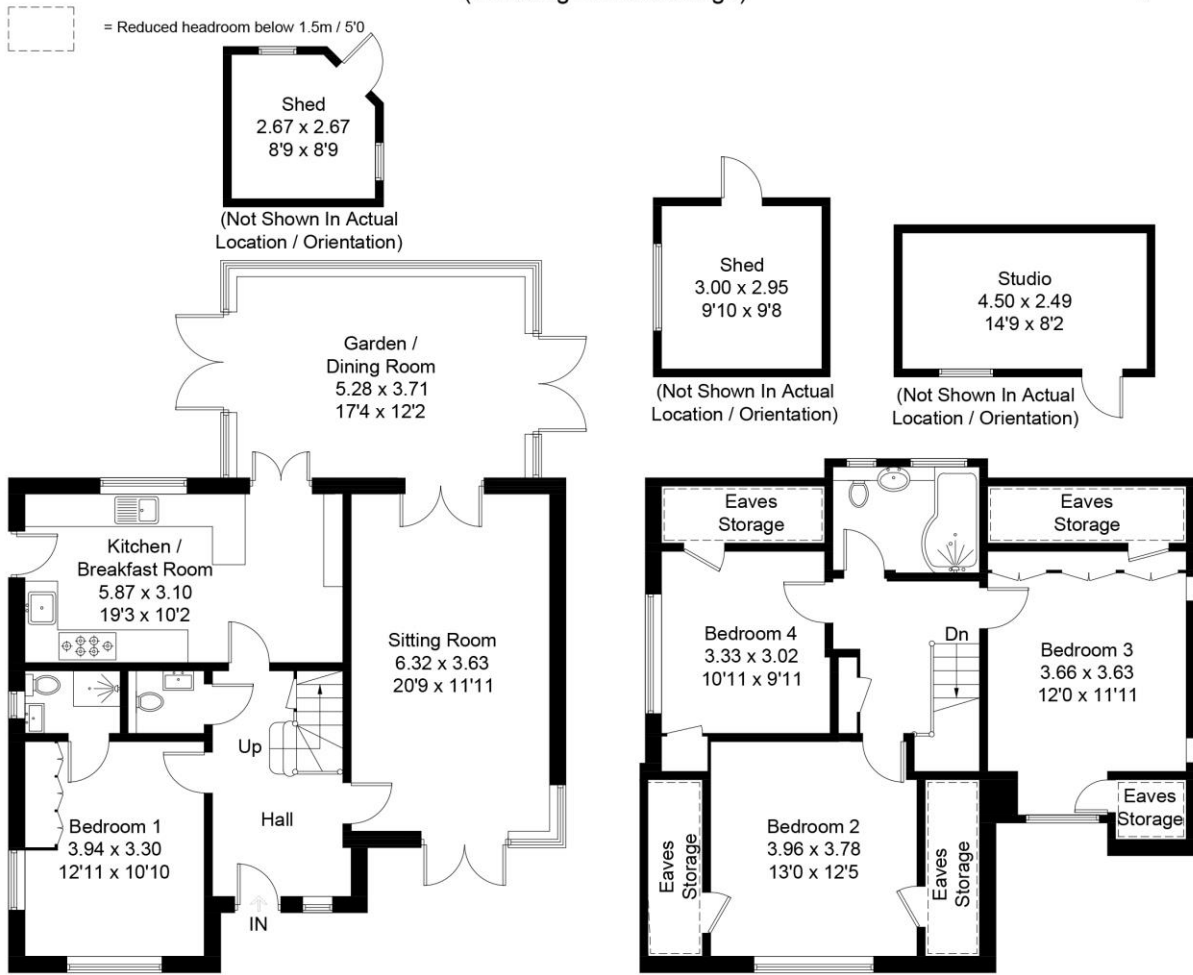
2 Wedgwood Road is in a great location and benefits from beautifully presented accommodation throughout. From the front door and spacious entrance hall the sitting room can be found at the front of the property, and this has a set of double doors leading to the garden / dining room. Also from the entrance hall is a door to the ground floor master bedroom with en-suite shower room. The modern, kitchen breakfast room has a range of fitted units and cupboards and opens to the garden / dining room which runs across the rear of the property and has two sets of double doors that open to the terrace and onto the west facing garden. A door from the kitchen breakfast room opens to the side of the property and the side door to the garage, currently converted for use as a studio. There's also a ground floor W.C. On the first floor there are three good-sized double bedrooms and a large family bathroom. The rear garden is another real feature of this home being thoughtfully planted and offering a good degree of privacy. At the front of the property there is a driveway with off-road parking for several vehicles.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	63	
(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 = 168.8 sq m / 1817 sq ft
Outbuildings = 26.7 sq m / 287 sq ft
Total = 195.5 sq m / 2104 sq ft
(Including Eaves Storage)



Ground Floor

First 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.(ID1062338)

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.