

## BEREWEEKE ROAD

Felpham

West Sussex



## O.I.E.O. £600,000 Freehold

A unique, four-bedroom detached bungalow in prime location, 170 yards to the beach and a few minutes' walk to the village centre

### FEATURES:

- Character, cottage style bungalow
- Fitted kitchen with wooden counter tops
- Good size sitting room with open fire
- Master Bedroom with ensuite wet room
- Three further bedrooms & family bathroom
- Driveway parking for several vehicles
- South facing rear gardens
- Detached garage and studio

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## SITUATION

The property is located on Bereweeke Road, close to the centre of Felpham village, which offers wide ranging amenities and a choice of schools, shops and public houses. The beach & promenade, tennis courts, putting green and cafés are only a few steps away. 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

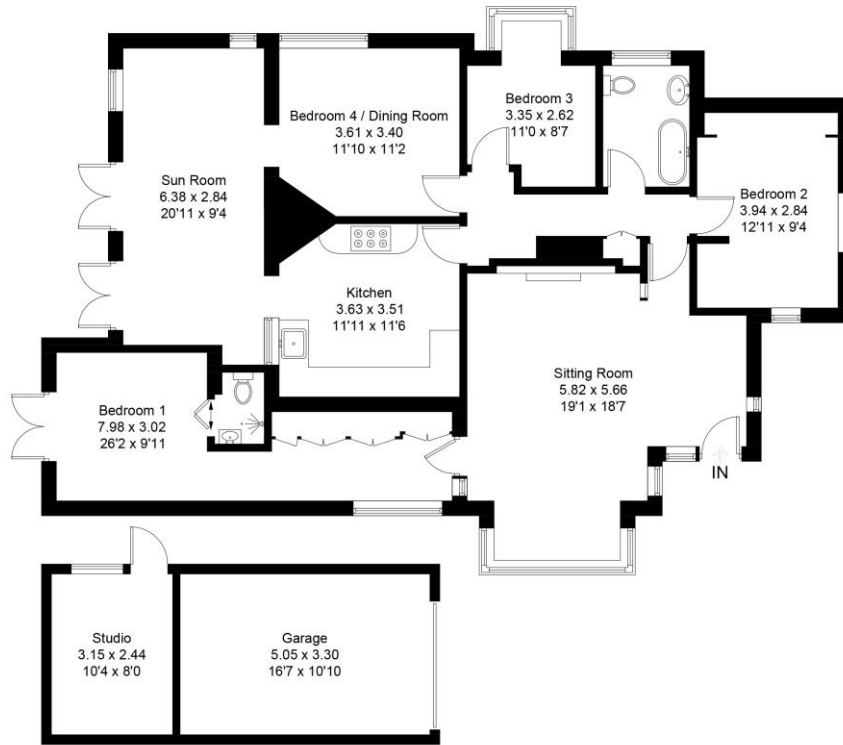
The front door opens into a spacious sitting room with aspects to front and side, with wooden flooring and a large, brick fireplace with working open fire. There is a door through to the master bedroom which has a dressing area with a bank of fitted wardrobes which opens into the main bedroom with double doors out to the rear garden and wet room with wash hand basin and W.C. There are two further double bedrooms one to the front of the property and one to the side and bedroom four which is currently used as a dining room and opens into the sunroom. There is a family bathroom with roll top bath. The kitchen has a range of fitted units, wooden counter tops, butler sink and opens into the 20ft sunroom which runs across the rear of the property and provides a lovely bright area for seating, dining and entertainment.

There are two sets of double doors out to the south facing rear garden which has a large, decked area that spans the width of the rear of the property, a terrace in the centre of the lawn, ideal for dining and further terraces across the rear of the garden to provide seating/dining areas in sun and shade. There is a detached single garage with up and over door, power & light, accessible from the driveway and via a gate to the side of the garden. At the rear of the garage is a separate studio that could be used as a study or workroom with a door to the rear garden. At the front of the property is a good-sized paved driveway with parking for several vehicles and a further stoned area at the front providing yet further off-road parking. The driveway leads down to the detached garage. We would highly recommend an internal inspection of the bungalow and gardens to appreciate the space and versatility this property offers.



# FLOOR PLAN:

Approximate Gross Internal Area = 126.2 sq m / 1358 sq ft  
 Garage & Studio = 24.9 sq m / 268 sq ft  
 Total = 151.1 sq m / 1626 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID953631)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	74
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
www.FPC4U.COM		



**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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