

THE NOOK, COPELAND ROAD

The Beach Estate

Felpham, West Sussex



£499,950 Freehold

A detached, two-bedroom bungalow on the sought-after private Beach Estate.

FEATURES:

- Detached two-bedroom bungalow requiring some update
- Sitting room with log burner
- Kitchen breakfast room with door to the side
- First floor loft space offering opportunity for development (subject to planning/building regulations)
- Enclosed garden with raised decked area & terrace
- Driveway and double-length garage
- Offered for sale with no forward chain

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SITUATION

The property is located on Copeland Road on the Beach Estate which overlooks the tennis court. It is close to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is just a few minutes' walk away and in addition to a well-maintained tennis court on the Estate itself, 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 offers a host of leisure and outdoor pursuits and activities.



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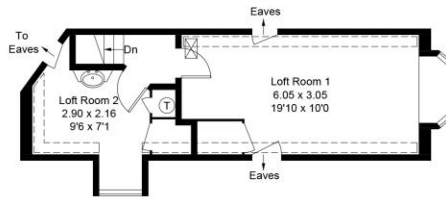
DESCRIPTION

The Nook is positioned on Copeland Road, in a prime location, with front aspect overlooking the Estate's private tennis court. The front door opens to an enclosed entrance porch with a door to the W.C. and from here opens into a spacious reception hall currently used as the formal dining room. Bedroom 2, with a range of built-in storage, sits at the front of the bungalow. The sitting room with log burner has a set of sliding doors onto the garden room and a pleasant outlook to the garden. The master double bedroom, with built-in storage, also shares a similar outlook. There is a ground floor shower room with W.C. The kitchen breakfast room with fitted units, has a door to the side. There is also a 32ft long garden room incorporating a utility area, with shelved storage and double doors directly to the garden, and one at the end, opening to the covered seating area and a door to the double length garage. There is a staircase to a good size loft space currently divided into two areas (one with a sink) which have previously been used as bedrooms and could be developed further subject to planning and building regulations. The first floor offers views out over the Estate and eaves storage on both sides. The pretty, cottage style gardens at the rear include a raised decked area, covered terrace, a pond and a large shed. At the front of the property there is driveway parking for one vehicle and access to the double length garage. In our opinion it is certainly worth an internal inspection to appreciate the space and potential this wonderful home has to offer.

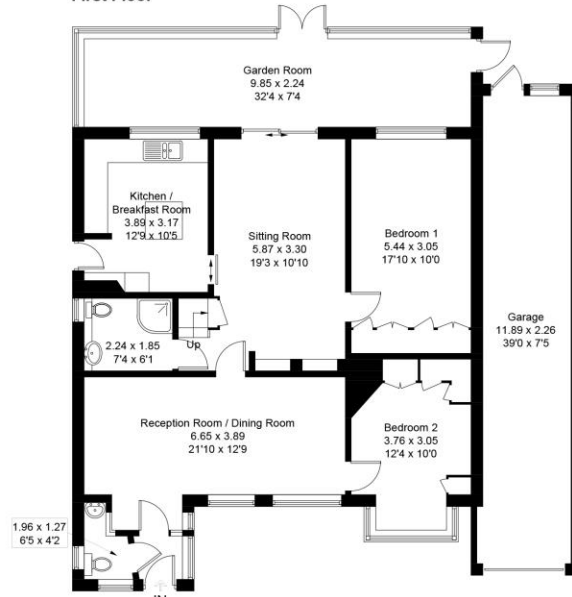


FLOOR PLAN:

Approximate Gross Internal Area = 182.4 sq m / 1963 sq ft
(Including Garage)



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. (ID956077)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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.