

GLYNDE CRESCENT

Felpham

West Sussex



£375,000 Freehold

Spacious & extended semi-detached home within walking distance of all village amenities and offered for sale with no forward chain.

FEATURES:

- Kitchen / dining room opening to the conservatory
- Sitting room with fireplace
- Ground floor master bedroom with en-suite shower room
- 3 first floor bedrooms and family bathroom
- Loft room
- Enclosed rear gardens with terrace, decked area and lawn
- Walking distance to local schools, shops, golf course and village centre

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SITUATION

The property is situated in Glynde Crescent, conveniently located a short walk from the village and beach. 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 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

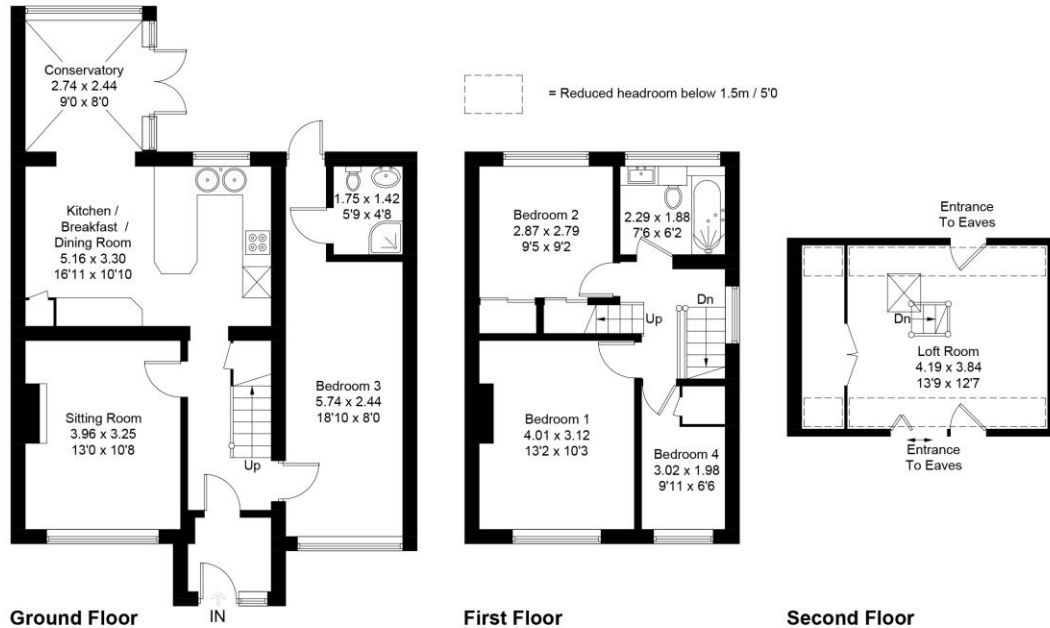
25 Glynde Crescent is a spacious family home comprising of enclosed entrance porch opening to the entrance hall with a door to the sitting with front aspect and a further door to the ground floor bedroom with en-suite shower and door to the rear garden. The open plan kitchen diner, at the rear of the house, has a range of built-in units and space for appliances and opens to the conservatory which has double doors to the rear garden. The first floor comprises a good size master bedroom, two further bedrooms both with built-in storage and a family bathroom. A staircase leads from the landing to the loft room. The rear garden is enclosed with a terrace adjacent to the rear of the property, a decked area and a lawn. At the front of the house is a driveway. The property is offered for sale with no forward chain and we would highly recommend a viewing to appreciate the space this home has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(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 = 129.6 sq m / 1395 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. (ID1068244)



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.