

PENNYFIELDS

Felpham

West Sussex



£295,000 Freehold

Semi-detached house in need of update and modernization; located close to the villages and school

FEATURES:

- Fitted kitchen breakfast room with utility area incorporating a W.C.
- Sitting / Dining room with fireplace and double doors to the garden
- Three first floor bedrooms and family bathroom
- Driveway parking
- Large rear gardens
- Offered for sale with no forward chain

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SITUATION

12 Pennyfields is just across the green from Bishop Tufnell infant and junior school and close to both the beach and the villages of Felpham and Middleton-on-Sea. Felpham offers wide ranging amenities and a choice of schools, doctor's surgeries, shops and public houses. There are also many recreational facilities including a sports centre with swimming pool, sailing club and sports club. There is a regular bus service linking Felpham to neighbouring Bognor Regis 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

12 Pennyfields is a semi-detached home with potential for update and extension subject to planning permission and set in a unusually large plot, just a short walk from the school, beach & village. The ground floor comprises front door opening into the spacious entrance hall, from here there is a door to the sitting /dining room which has a fireplace and a pleasant outlook over the rear garden. The kitchen breakfast room has a range of units and a door to the W.C with space and plumbing for a washing machine. There is also a back door into the garden.

The first floor comprises of three bedrooms and a wet room. The rear garden is a real feature of the home being of good size and mainly laid to lawn. There is a terraced area adjacent to the house and a brick-built store accessed from the rear. At the front of the house there is a driveway and pretty front gardens. A shared footpath leads to the side and on into the back garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	80
A		
(81-91)		
B		
(69-80)		
C		
(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		

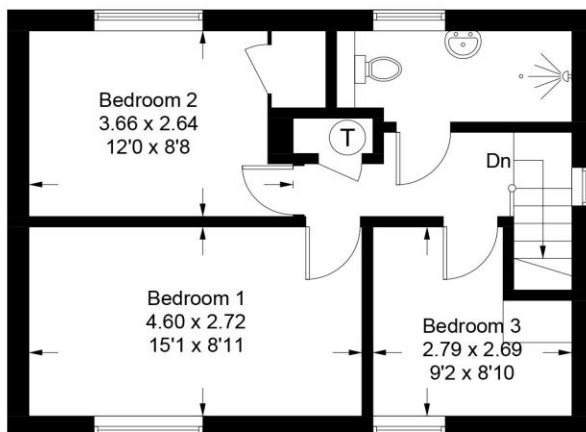


FLOOR PLAN:

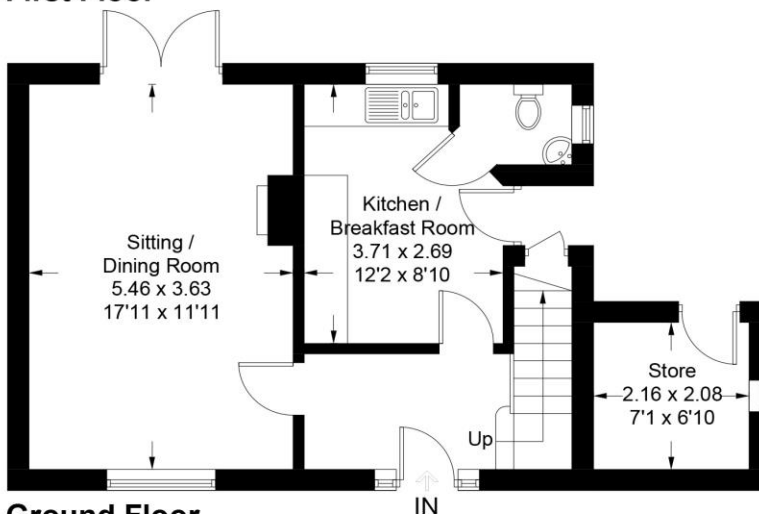
Approximate Gross Internal Area = 81.7 sq m / 879 sq ft

Store = 4.6 sq m / 49 sq ft

Total = 86.3 sq m / 928 sq ft



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. (ID1068721)

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