

LEY ROAD
Felpham
West Sussex



£575,000 Freehold

Detached chalet style home with flexible accommodation, in a sought-after location close to the village and beach

FEATURES:

- Fitted kitchen & open plan sitting / dining room
- Ground floor bedroom and shower room
- Two double first floor bedrooms; master with ensuite bathroom
- Pretty south facing rear gardens
- 23ft Sunroom opening onto the garden
- Driveway parking, detached garage and store, log store, shed, greenhouse & log cabin

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SITUATION

Ley Road is a sought-after address, being walking distance to both the beach and village. 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, 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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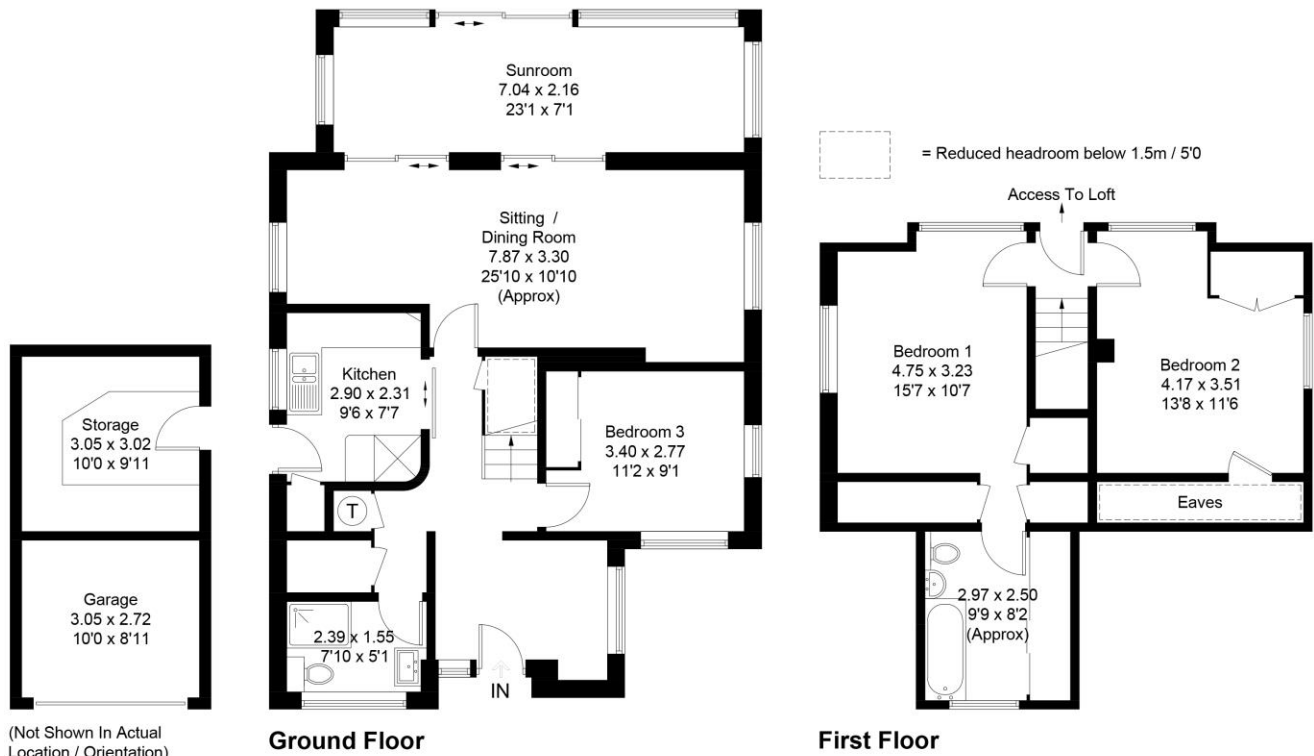
DESCRIPTION

41 Ley Road is a detached chalet style home offering good sized and versatile living space with pretty gardens and just a short walk from the beach & village. The ground floor comprises front door opening into a large entrance hall which opens into the inner entrance hall giving access to all other ground floor rooms. There is a ground floor bedroom (3) with a built-in double wardrobe, a ground floor shower room with W.C., a large storage cupboard with plumbing for a washing machine, an airing cupboard and sliding doors to the modern kitchen which has a range of fitted units, integrated appliances and a door to the side. The 25ft sitting / dining room runs across the rear of the property with a multi-fuel log burning stove and two sets of sliding doors into the sunroom which has lovely panoramic views of the garden and sliding doors to the terrace. The first floor comprises of two large double bedrooms. Bedroom 2 has a fitted double wardrobe and eaves storage and Bedroom 1 has access to three storage cupboards and an ensuite bathroom with built-in wardrobes. The rear garden is a real feature of the property, with a terraced area adjacent to the property, a good size lawn, established plants, shrubs and trees and a high level of privacy. There is also a detached garage, divided into two with the rear storage section accessible from a side door to the garden, an enclosed log store, a shed, greenhouse and log cabin. At the front of the house there is a driveway offering a good level of off-road parking, a gate to the rear garden and access to the front part of the garage which has power and light.



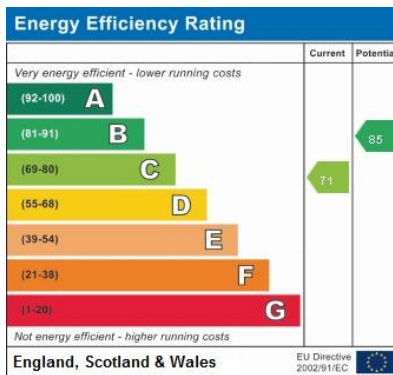
FLOOR PLAN:

Approximate Gross Internal Area = 126.8 sq m / 1365 sq ft
 (Including Eaves)
 Garage / Storage = 17.4 sq m / 187 sq ft
 Total = 144.2 sq m / 1552 sq ft



(Not Shown In Actual Location / Orientation)

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