

THE OLD STABLES

Grassmere Close, Felpham,
West Sussex



£400,000 Freehold

A pretty, modern, three-bedroom house within walking distance of the village and beach.

FEATURES:

- Three bedrooms, master with en-suite shower room and dressing room
- Fitted kitchen breakfast room
- Light and bright open plan sitting / dining room with fireplace
- Conservatory with doors directly onto the garden
- Enclosed, terraced rear gardens with side access to driveway and garage area
- Viewing recommended to appreciate space

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SITUATION

The property is located on The Old Stables, tucked away at the end of Grassmere Close in a very quiet, tranquil cul-de-sac close to the centre of Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a few minutes' walk away and in addition the tennis courts and putting green. 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

11 The Old Stables is located in a sought-after location a few minutes' walk from both the beach and village centre. The accommodation comprises of a large entrance hall opening onto the light and bright sitting room / dining room with fireplace. From here doors lead out to the conservatory and then onto the garden. The kitchen breakfast room at the front of the house has a range of fitted units, space for occasional dining and space and plumbing for washing machine and dishwasher. There is also a useful ground floor W.C. accessed from the entrance hall. On the first floor the galleried landing leads to the master suite which has an ensuite wet room and dressing room (previously bedroom 4). Bedrooms 2 and 3 are at the rear of the property and there is also a family bathroom. The enclosed rear gardens are mainly terraced for ease and at the back there is a gate leading to the garage compound. In our opinion it is certainly worth an internal inspection to appreciate the space this superb home has to offer

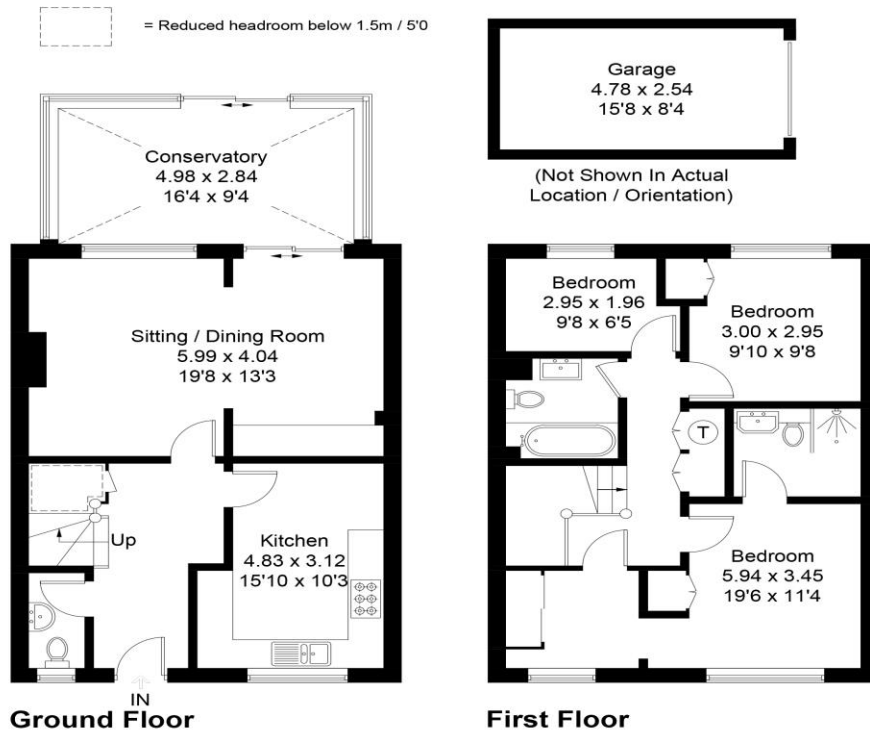
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	84
B (81-91)	
C (69-80)	71
D (55-68)	
E (39-54)	71
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Address:
11 The Old Stables, Felpham, PO22 7NR



FLOOR PLAN:

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 131.6 sq m / 1416 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. (ID628996)



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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