

NEW BARN LANE

Roundle Estate, Felpham

West Sussex



£485,000 Freehold

A beautifully presented 3-bedroom bungalow in a quiet location, close to local amenities

FEATURES:

- Kitchen breakfast room opening to rear terrace
- Sitting room with fireplace & log burning stove
- Three double bedrooms
- Bathroom & ensuite shower room to master bedroom
- Large entrance porch and entrance hall
- Pretty front garden and secluded rear garden/terrace
- Driveway parking & garage

NEW BARN LANE

Roundle Estate, Felpham

West Sussex



SITUATION

The property is situated on the sought after Roundle Estate, which is a short walk to convenience stores, King George playing fields and less than half a mile from the beach and Felpham Village. The amenities the village has to offer include a good choice of schools, shops and public houses. 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.



NEW BARN LANE

Roundle Estate, Felpham

West Sussex



DESCRIPTION

The outer door opens into a large, glazed entrance porch with bay window overlooking the pretty front gardens and a large double storage cupboard. The original front door opens to a good size entrance hall which opens to the sitting room, also with large bay window overlooking the front gardens and has a fireplace with log burning stove. The hallway, sitting room and bedrooms all have wooden floors. The kitchen breakfast room is to the rear of the bungalow and has a range of fitted units and integrated appliances, space for dining and a window and door to the rear.

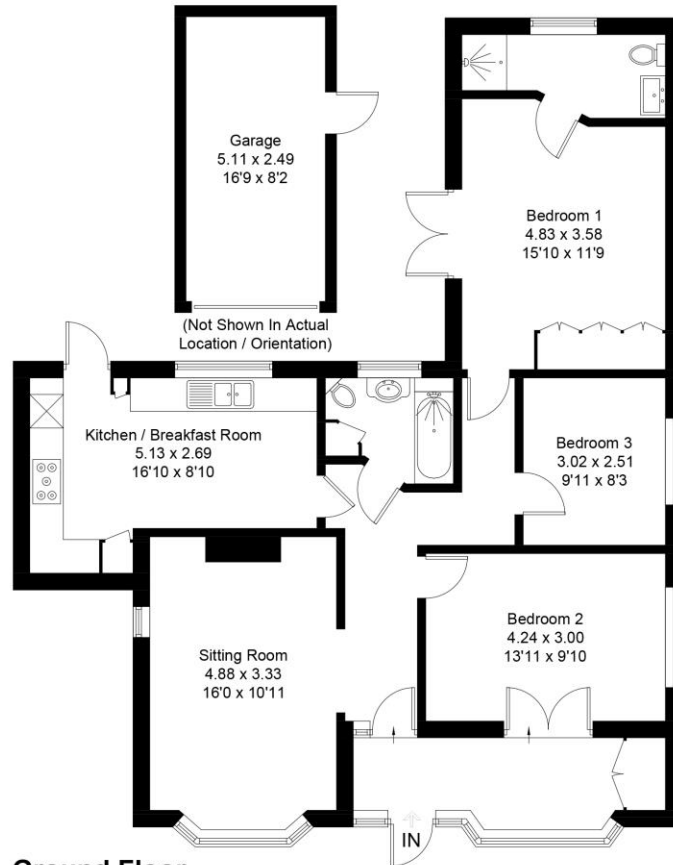
The master bedroom has fitted storage, an ensuite shower room with W.C. and double doors out to the rear terrace. Bedroom 2, also a double, has a window to the side and double doors to the front. There is also a third smaller double bedroom and a family bathroom.

At the front of the bungalow is a pretty, cottage style, south facing garden, surrounded by hedge and shrubs with a latch gate to the front and a path to the rear of the property. Here there is a great size terrace, totally secluded (accessible from the kitchen and master bedroom) providing a superb area for outdoor dining/entertaining. There is a gate to the driveway/off road parking and side door to the garage which also has an up and over door to the front. We would highly recommend an inspection both inside and out to appreciate the space and beautiful presentation of this property.



FLOOR PLAN:

Approximate Gross Internal Area = 103.6 sq m / 1115 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 116.3 sq m / 1252 sq ft



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. (ID1074119)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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	



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.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk