

GLYNDE CRESCENT

Felpham

West Sussex



£330,000 Freehold

A semi-detached bungalow with pretty south facing gardens, close to village amenities and offered for sale with no forward chain

FEATURES:

- Semi-detached bungalow with two bedrooms
- Fitted kitchen
- Conservatory
- Shower room with W.C.
- Rear south facing garden with terrace
- Driveway parking, single garage
- Walking distance to local shops, golf course, schools 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

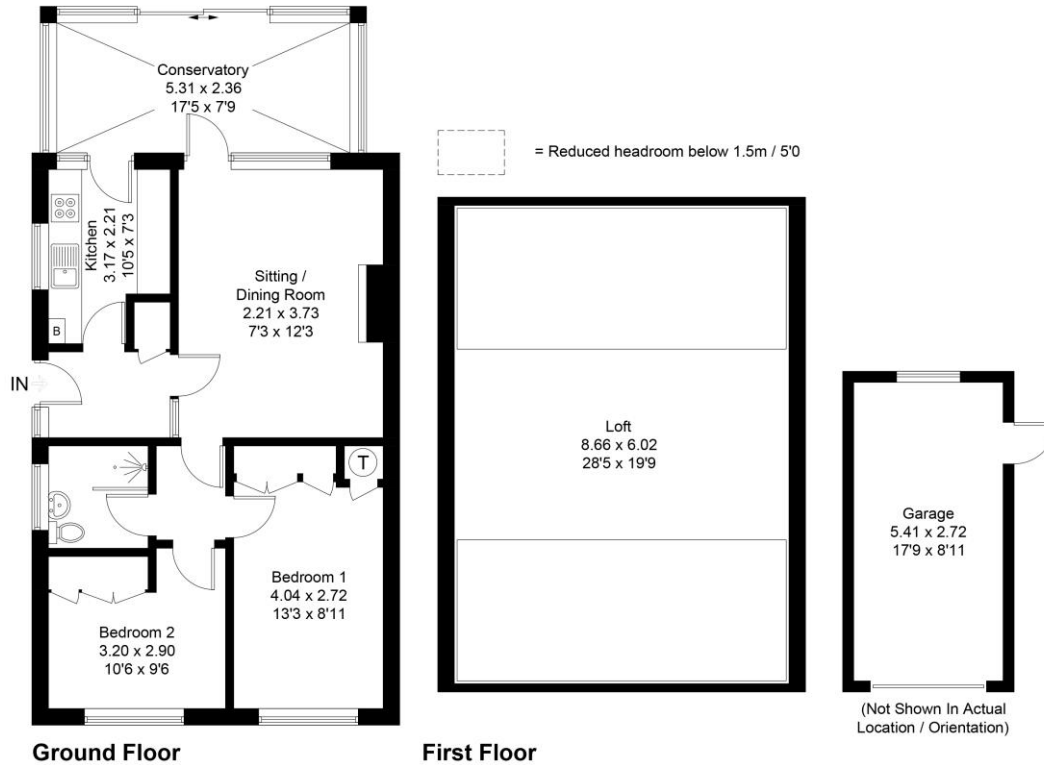
The front door opens into a good size, enclosed entrance hall with doors to the kitchen and living room. The kitchen has a range of fitted units and space for appliances, a window to the side and a door through to the conservatory. The spacious sitting room, with rear aspect, has a fireplace and a door to the conservatory which has a pleasant outlook over the rear gardens. The bedrooms are situated to the front of the bungalow. Bedroom 1, a good size double has an airing cupboard and fitted cupboards. Bedroom 2, a smaller double, also with fitted storage. There is also a modern shower room with W.C. and a hatch to the large loft. The rear garden, being south facing, is a real feature of the property, comprising lawn, terraced and shingled areas. There is a side door to the garage which has an up and over door too. At the front of the property is a lawned area and driveway providing off-road parking and access to the garage. We would recommend an inspection to appreciate the space and pretty gardens that this bungalow has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	68	
(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 = 125.8 sq m / 1354 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 140.4 sq m / 1511 sq ft
(Including Loft)



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID1075215)



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