

## BRIDGER CLOSE

Felpham

West Sussex



## £585,000 Freehold

A 4-bedroom detached home situated in a quiet position on an exclusive residential development and offered for sale with no forward chain.

### FEATURES:

- Detached property close to all local amenities
- Open plan kitchen / dining room with double doors to rear & separate utility room
- Sitting room with bay window and double doors to garden
- Master bedroom with en-suite shower room
- 3 Further double bedrooms and a family bathroom
- Enclosed, rear gardens with raised decking, front driveway & double garage

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## SITUATION

The property is situated in a quiet location on a development of homes that were constructed in 2015 and conveniently located within walking distance of the village and further onto the beach and seafront. 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 is 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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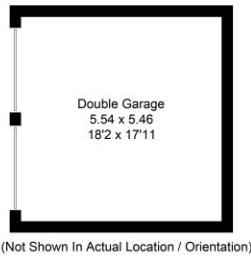
## DESCRIPTION

36 Bridger Close is a detached home located in a quiet cul-de-sac on the Blake Mead Development. The front door opens into a good size entrance hall with a door to the kitchen diner. The spacious kitchen has a range of fitted units and integrated appliances with a good level of work top space and a large area for dining. There are double doors out to the garden and a door to the utility room with further storage, sink, space for white goods and a door to the rear. The dual aspect living room has a bay window to the south and double doors to the west facing rear garden. There is a useful further reception room, ideal for use as a study or playroom and a ground floor W.C. and cloaks cupboard. On the first floor, there is a large dual aspect master bedroom with fitted wardrobes and an ensuite shower room; three further double bedrooms and a family bathroom with bath and separate shower. The rear garden wraps around the property to one side and is mainly laid to lawn with mature shrub boundaries and a raised decking area ideal for outdoor dining. There is a gate to the side which leads to the front of the property with driveway parking in front of the double garage which also has power and light.

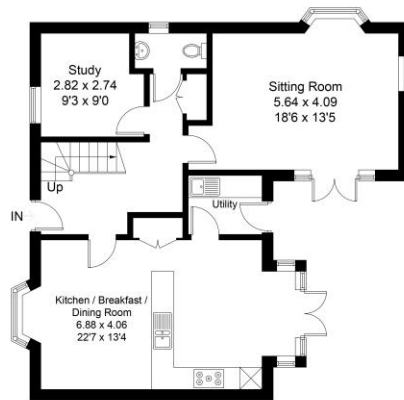


# FLOOR PLAN:

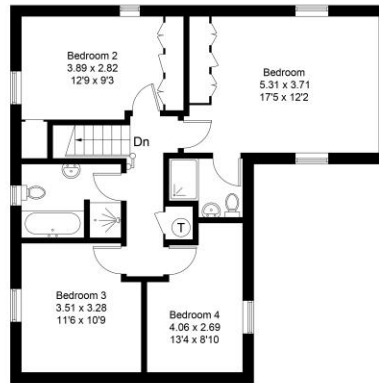
Approximate Gross Internal Area = 147.1 sq m / 1583 sq ft  
 Double Garage = 30.2 sq m / 325 sq ft  
 Total = 177.3 sq m / 1908 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First 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.(ID1075849)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	88
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

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