

# PLAYHOUSE, CANNING ROAD

Felpham

West Sussex



## £550,000 Freehold

Beautifully presented terraced house with accommodation arranged over 3 floors with garden and views of the sea from the first-floor balcony and master bedroom

### FEATURES:

- STYLISH HOME CLOSE TO THE BEACH & VILLAGE CENTRE
- STUNNING KITCHEN/DINING ROOM OPENING ONTO THE CONSERVATORY & REAR GARDEN
- SITTING ROOM WITH FIREPLACE
- THREE DOUBLE BEDROOMS PLUS A STUDY/NURSERY, EN-SUITE TO MASTER
- FIRST FLOOR BALCONY WITH VIEWS TO THE SEA
- REAR GARDEN WITH DECKED SEATING AREA

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## SITUATION

Canning Road is on the south side of the village and is a no-through road leading directly to the sea front. The village of Felpham has a wide range of amenities and a choice of pubs, restaurants, cafes, a post office, a chemist and a leisure centre and is less than two miles from Bognor Regis town centre with direct train services to London. The Cathedral City of Chichester, about 6 miles away, offers a wide selection of facilities including superb shopping, art galleries and the Festival Theatre. 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/activities.



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## DESCRIPTION

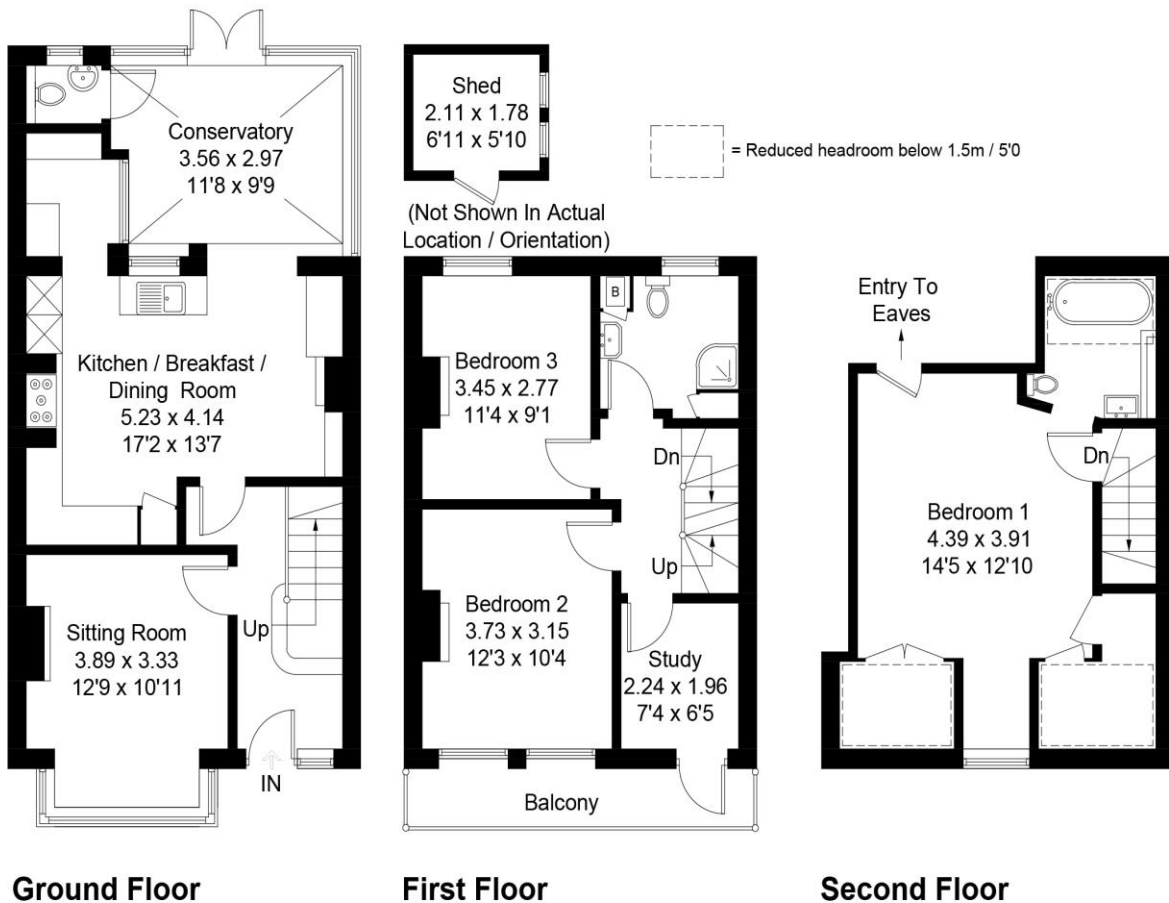
Play House, Canning Road is a mid-terrace home with charm and character, built in the 1890s and offering light, bright and beautifully presented accommodation throughout in a sought-after village location. From the pavement there is a gated entrance and private front terrace leading to the front door and entrance hall beyond. From here a door leads into the stylish sitting room with a square bay and front aspect. A further door opens to a good size fitted kitchen dining room which spans the rear of the property and in turn opens to the bright conservatory. There is a utility area at the rear of the kitchen and a separate W.C. On the first floor, are two good size double bedrooms, both with decorative fireplaces, a large shower room and a nursery/study with a door to the balcony affording viewings out to the sea at the end of the road. From the first-floor landing there is a further staircase to the second floor and bedroom 1 with front aspect, Velux windows, eaves storage and an opening to the en-suite bathroom with free-standing bath, wash hand basin and W.C. The enclosed rear garden is thoughtfully designed with low maintenance astro turf lawn, a decked seating area, a terrace, two sheds and a gate to the rear passageway which runs along the bottom of the gardens and into Canning Road. The property is double glazed and has gas fired central heating and in our opinion is certainly worth an internal inspection to appreciate the stylish space this home has to offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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	



## FLOOR PLAN:

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft  
Shed = 3.8 sq m / 41 sq ft  
Total = 132 sq m / 1421 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.(ID1083405)

**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.