

## COPELAND ROAD

Felpham

West Sussex



## £625,000 Freehold

Detached, chalet style property, a few minutes' walk to the beach, on the Private Beach Estate

### FEATURES:

- South facing sitting room with large bay window & fireplace
- Formal dining room or Ground floor bedroom 3
- Kitchen breakfast room with door to garage and utility area
- First floor master bedroom with ensuite shower room and large walk-in eaves wardrobe
- Ground floor double bedroom & family bathroom
- South facing lawned garden with terrace
- Garage and driveway parking

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## SITUATION

The property is located on Copeland Road and adjacent to the tennis court on the Private Beach Estate. Close by, Felpham village offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a few minutes' walk away and in addition to a well-maintained tennis court on the Estate itself, 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

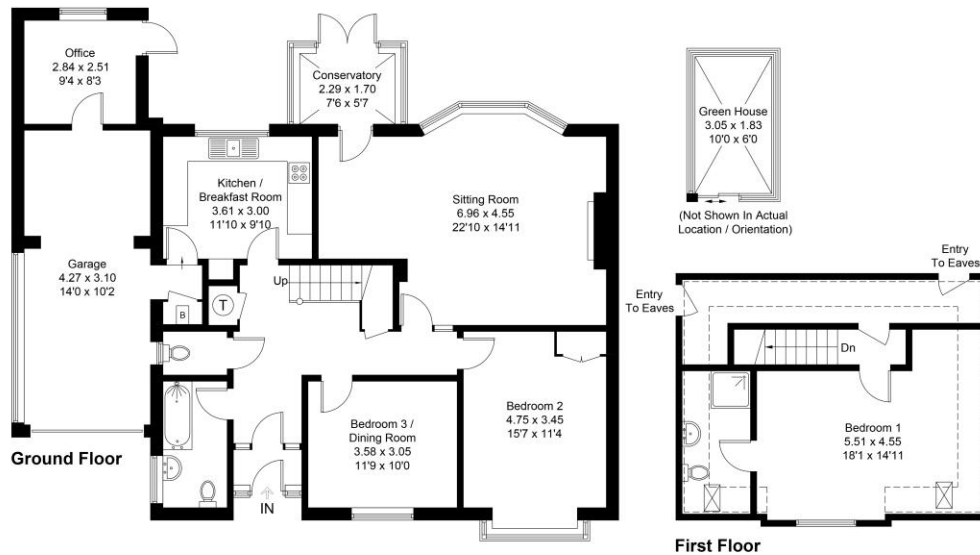
Courtside offers spacious and versatile accommodation in a sought-after location. The enclosed entrance porch opens into the large entrance hall, and this leads to the kitchen breakfast room at the rear of the property. The sitting room with large bay window overlooks the rear garden and has a door to the conservatory and this in turn has a set of double doors to the garden. There are two ground floor double bedrooms; one currently used as a dining room and a family bathroom. There is also a separate W.C. On the first floor is the main bedroom with an ensuite shower room and across the small landing at the top of the stairs, a lengthy walk-in wardrobe in the eaves plus further eaves storage. The garden is south facing and a particular feature of the home, with some mature hedge boundaries offering a high level of privacy. The garden is mainly laid to lawn and thoughtfully planted and benefits from a greenhouse. There is a driveway for two cars at the front of the property, an extended garage that has a workshop area and a door to a small office / study at the rear. The garage has a front opening electric door and a useful door back into the kitchen. We would highly recommend an internal inspection to appreciate the space and potential this property and its location have to offer.

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>		78
(55-68)	<b>D</b>	67	
(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 = 174.7 sq m / 1880 sq ft  
(Including Garage)  
Green House = 6.1 sq m / 66 sq ft  
Total = 180.8 sq m / 1946 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.(ID1094756)



**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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