

HAYWARDS CLOSE

Felpham

West Sussex



£369,950 Freehold

A well-presented detached bungalow with pretty south facing gardens and offered for sale with no forward chain

FEATURES:

- Fitted Kitchen
- L-shape Sitting / Dining room with sliding doors to rear
- Two double bedrooms and shower room
- Enclosed, pretty, large south facing gardens to rear with terrace and lawn
- Single garage & driveway parking
- Offered for sale with no forward chain

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SITUATION

The property is situated in Haywards Close, a conveniently located cul-de-sac, 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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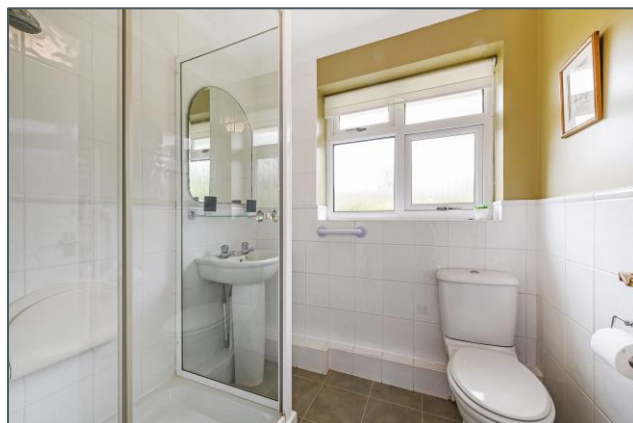
West Sussex



DESCRIPTION

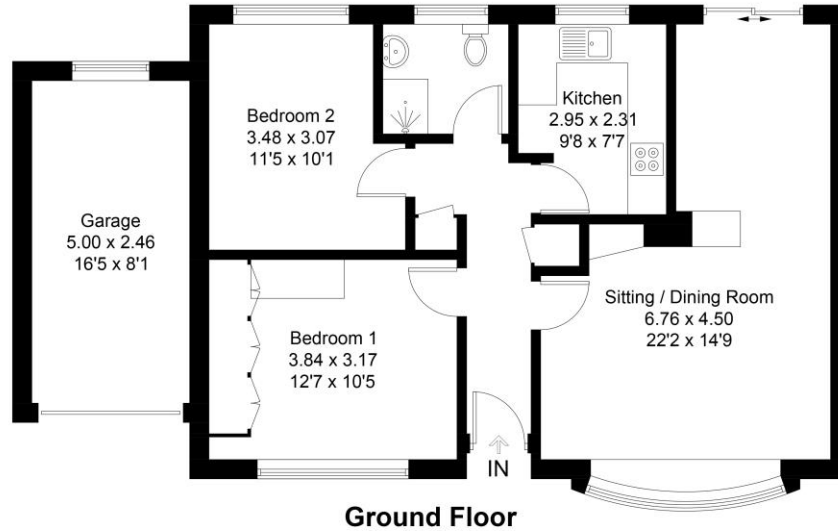
31 Haywards Close is a detached bungalow located in a quiet cul-de-sac a short walk to the village centre and beach. The front door opens into the entrance hall with doors to all rooms. The kitchen has a range of fitted units, spaces for appliances and window to the rear. There is a spacious, light and bright sitting/dining room with window to front and fireplace, opening to the dining area which has a hatch to the kitchen and sliding doors to the rear garden. Bedroom 1, with front aspect, has a range of fitted wardrobes and bedroom 2, also a double, is situated to the rear of the bungalow. There is a good size shower room with large walk-in shower and two storage cupboards in the hallway.

The large, south facing rear gardens are a particular feature of the property with a good size area of lawn, a large terrace, mature shrub boundaries and shed. At the front of the property is the garage with power, light, up and over door and off-road parking for several cars. We would highly recommend an inspection to appreciate the internal presentation and size and seclusion of the rear gardens.



FLOOR PLAN:

Approximate Gross Internal Area = 65 sq m / 700 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 77.2 sq m / 831 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.(ID1094754)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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.

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