

ASHMERE LANE

Felpham

West Sussex



£385,000 Freehold

Detached, very well presented, two-bedroom bungalow

FEATURES:

- Modern fitted kitchen overlooking the garden
- Spacious sitting/dining room with sliding doors to the garden
- 2 Double bedrooms and shower room
- Beautiful, enclosed rear garden with south facing terrace
- Driveway parking and garage with power and light
- Short walk to the village, beach and bus stop

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SITUATION

The property is situated in Ashmere Lane, close to both the villages of Felpham and Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. The neighbouring villages have many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop a few minutes from the bungalow linking to Felpham, Middleton-on-Sea, Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

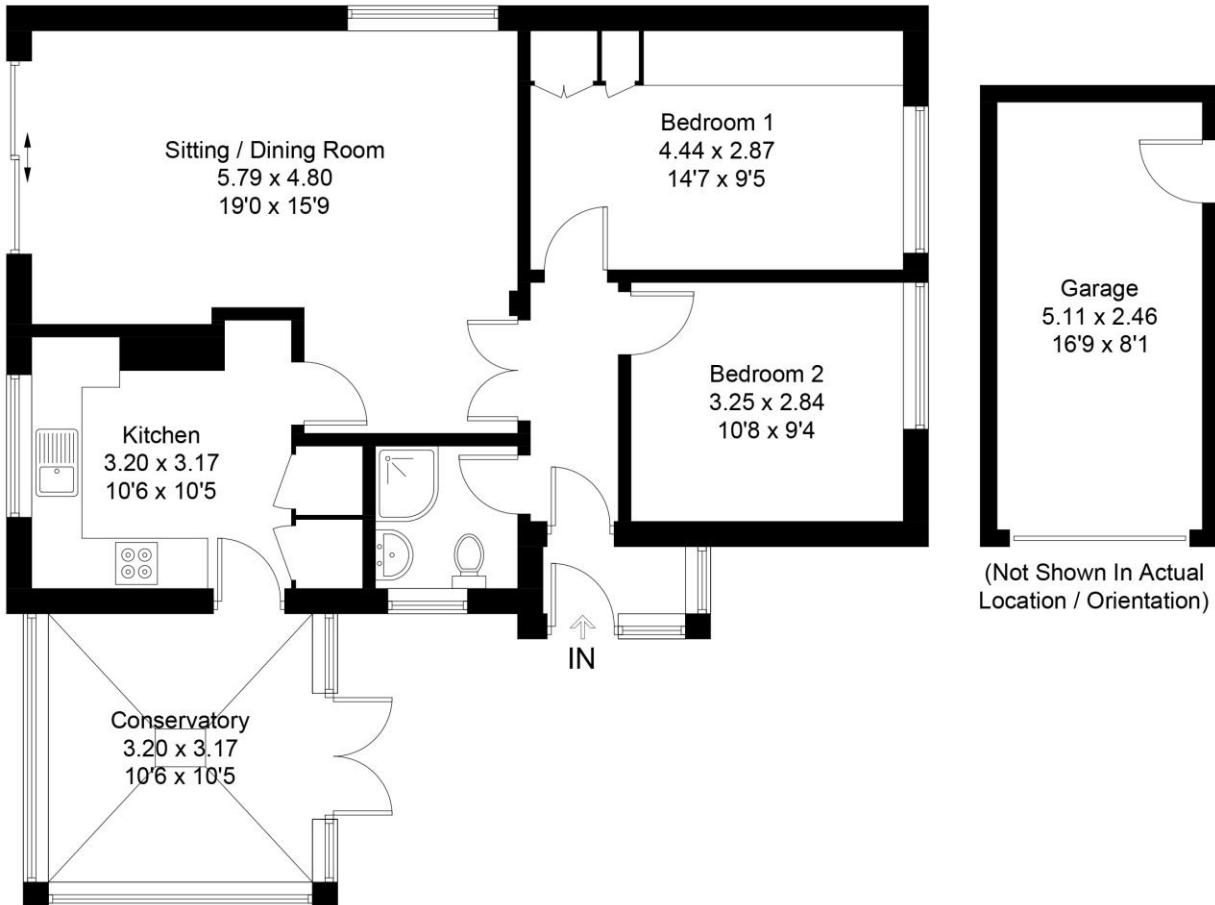
33 Ashmere Lane is a very well-presented bungalow situated in a quiet, popular location on a corner plot and comprises of entrance porch opening to the entrance hall with both double bedrooms to the side and bedroom 1 with a range of fitted wardrobes. The contemporary kitchen has a range of fitted units, space for appliances and opens to the conservatory which has double doors to the garden. There is also a modern shower room with W.C. The 19ft sitting/dining room has sliding doors to the gardens, which are a particular feature of the bungalow and consist of a lawn, a terrace, ideal for outdoor dining and there is also a greenhouse. There is a single garage with door to the side and driveway parking in front and at the front of the property there is a further lawned area with pretty shrub borders. We would highly recommend an inspection to appreciate the presentation of the bungalow both inside and out.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(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 = 79.3 sq m / 853 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 91.8 sq m / 987 sq ft



Ground 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.(ID1103428)

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