

OCEAN BEACH

Outram Road

Felpham, West Sussex



£575,000 Freehold

Substantial semi-detached house with versatile, flexible accommodation & sea views from the first floor

FEATURES:

- Spacious family home with well-presented accommodation
- Superb open plan kitchen / dining / sitting room, opening to the vaulted utility area
- 2 further ground floor rooms that could be used as double bedrooms plus a shower room
- 3 First floor bedrooms, master with en-suite bathroom & separate shower room
- Low maintenance rear courtyard garden; driveway parking and superb balcony with fantastic views of the sea

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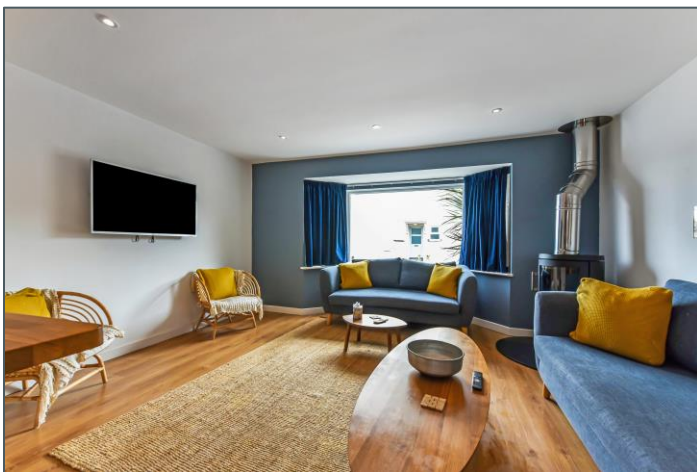
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SITUATION

The property is situated on Outram Road being just a few paces to the promenade and a short walk to Felpham village centre. The amenities the village has to offer include a good choice of schools, shops, public houses and restaurants. 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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DESCRIPTION

Ocean Beach is a beautifully presented property offering spacious and versatile accommodation with a mixture of original and contemporary features. The front door opens into the large, light and bright entrance hall which leads to the superb 30ft open-plan kitchen / dining / sitting room. This room incorporates a utility area with vaulted ceiling and triple bay window to the front and the kitchen area has a range of built-in units and integrated appliances. At the rear of the property there is a shower room and two further rooms currently used as a garden room/snug and bedroom 2. On the first floor, the galleried landing leads to the master suite at the front of the house with a large spacious bedroom, en-suite bathroom and double doors to the balcony affording fabulous views of the sea and promenade. There are two further bedrooms at the rear of the house and another shower room. The property is accessed via the main entrance, to the side, with driveway for off-road parking, at the front. The rear, enclosed courtyard garden has gated access from the side of the house and can be accessed from double doors from the garden room. An internal inspection is highly recommended to appreciate the versatile space this home has to offer and also the wonderful beach views.



FLOOR PLAN:

Approximate Gross Internal Area = 138.7 sq m / 1493 sq ft



Created by **BAY TREE ESTATES** - Telephone **01243 850451**.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(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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