

FINDON DRIVE

Felpham

West Sussex



£390,000 - Freehold

A detached bungalow with light and bright accommodation, pretty gardens, garage & driveway

FEATURES:

- Open plan sitting / dining room with bay window
- 3 Bedrooms; modern shower room and separate W.C.
- Fitted modern kitchen with door to garden
- Pretty rear, enclosed gardens, with terraced areas and summer house, workshop & shed
- Garage & driveway
- Quiet cul-de-sac location

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SITUATION

The property is situated on Findon Drive, a quiet cul-de-sac in Flansham Park, close to bus stops and well located for access to the villages of Felpham, Middleton-on-Sea, and Elmer which offer a wide range of amenities and a choice of schools, shops and public houses. There are also many recreational facilities including a leisure 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

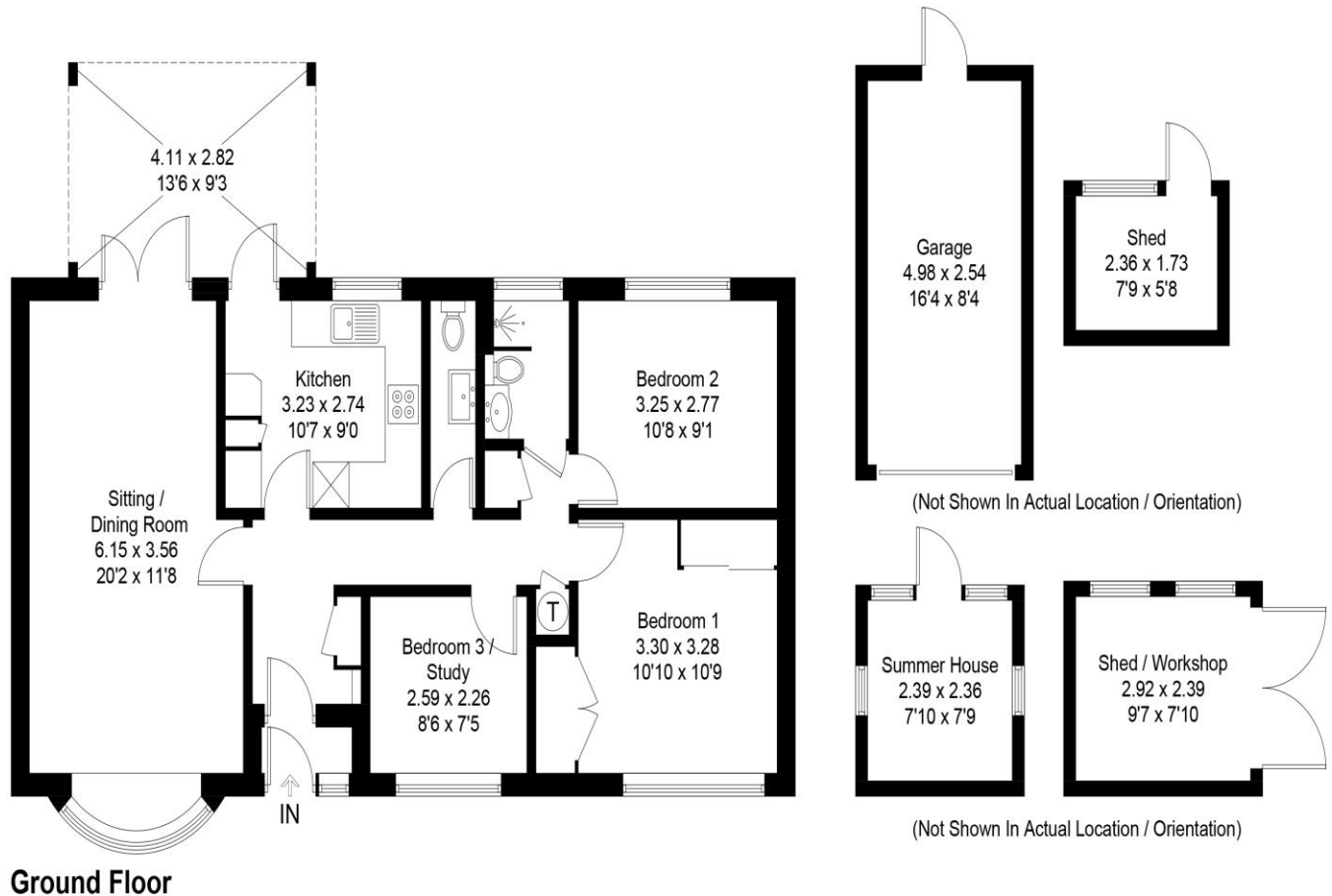
58 Findon Drive is a detached bungalow with well-presented accommodation. From the enclosed entrance porch, a door opens to the entrance hall. The spacious sitting / dining room at the front of the property has a bay window and a set of double doors out to the garden. The modern fitted kitchen at the rear of the bungalow has a range of units with space and plumbing for washing machine and dishwasher and a door leading onto the garden. Bedroom 1, at the front of the property, is of a good size with built-in wardrobes with bedroom 2 at the rear and bedroom 3, which is currently used as a study. There is a newly fitted shower room and a separate W.C. The airing cupboard with tank and a further good-sized storage cupboard are in the hall. The pretty rear gardens, a particular feature of this home, have been thoughtfully planted and there is a terraced area adjacent to the bungalow with an open-sided metal framed pergola ideal for outside dining. There is also a summer house, a workshop and a shed. The garden is a good size with a high degree of privacy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	60	
(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 = 76.7 sq m / 825 sq ft
Outbuildings = 29.5 sq m / 317 sq ft (Including Garage)
Total = 106.2 sq m / 1142 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.(ID1108108)

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