

## KINGSMEAD

Felpham  
West Sussex



## £385,000 Freehold

Semi-detached house with three bedrooms in quiet no-through road. Offered for sale with no forward chain.

### FEATURES:

- SEMI-DETACHED HOME IN VILLAGE LOCATION
- FITTED KITCHEN OPENING ONTO OPEN PLAN SITTING / DINING ROOM
- CONSERVATORY AND GROUND FLOOR W.C./UTILITY AREA
- THREE BEDROOMS & LARGE FAMILY BATHROOM
- DRIVEWAY PARKING & SINGLE GARAGE
- BEAUTIFUL GARDENS WITH DECKED RIVERSIDE AREA

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## SITUATION

The property is situated at the end of Kingsmead, a quiet no-through road and very close to the village centre where there are a choice of pubs, restaurants, cafes, a post office, a chemist and a leisure centre and is less than 2 miles from Bognor Regis town centre with train services to London. The Cathedral City of Chichester, about 6 miles away, offers a wide selection of facilities including superb shopping, art galleries and the Festival Theatre. 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/activities.





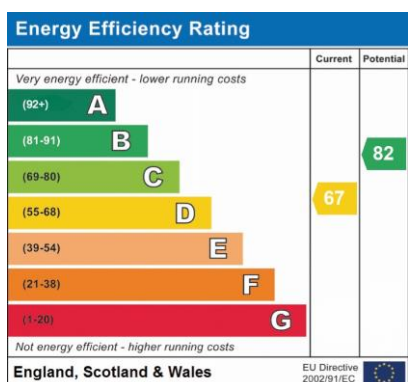
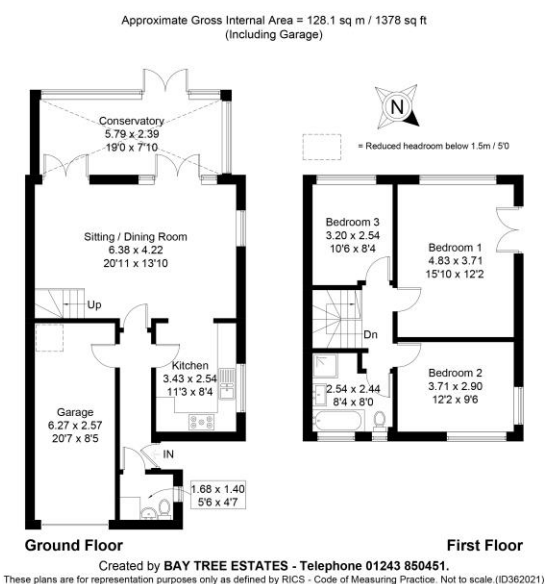
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## DESCRIPTION

37 Kingsmead is a well presented home offering light, bright accommodation in a sought-after village location. From the front door and entrance hall, a door leads into the modern fitted kitchen which in turn leads to the open plan, dual aspect sitting / dining room. There are two sets of double doors that lead to the conservatory and from here to the beautiful garden. There is a good ground floor W.C with hand wash basin and plumbing for white goods and a door to the integral single garage. On the first floor are three good size bedrooms and a large family bathroom with separate shower. The driveway at the front of the property offers parking for two cars. The enclosed rear and side gardens are a particular feature of this home and incorporate a pretty, decked area alongside The Rife, a range of mature fruit trees, a good-sized area of lawn and offer a good level of privacy. The property is fully double glazed and has gas fired central heating and is offered for sale with no forward chain. In our opinion it is certainly worth an inspection to appreciate the space this home and garden have to offer.



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.