

**GREENCOCK VILLA**  
Clyde Road  
Felpham, West Sussex



## £525,000 Freehold

Well-presented house with sea views and offered for sale with no forward chain.

### FEATURES:

- Spacious home with well-presented accommodation over 3 floors
- Fitted kitchen, sitting / dining room
- 4 Double bedrooms and family bathroom
- South facing, terraced rear garden
- Driveway parking
- Sea views from the first and second floor

# GREENCOCK VILLA

Clyde Road

Felpham, West Sussex

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## SITUATION

The property is situated on Clyde Road just metres from the promenade and wonderful beach with fabulous sea views and just a short walk to Felpham village centre. The amenities the village has to offer include a good choice of schools, shops and public houses. 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 new National Park status offer a host of leisure and outdoor pursuits and activities.



# GREENCOCK VILLA

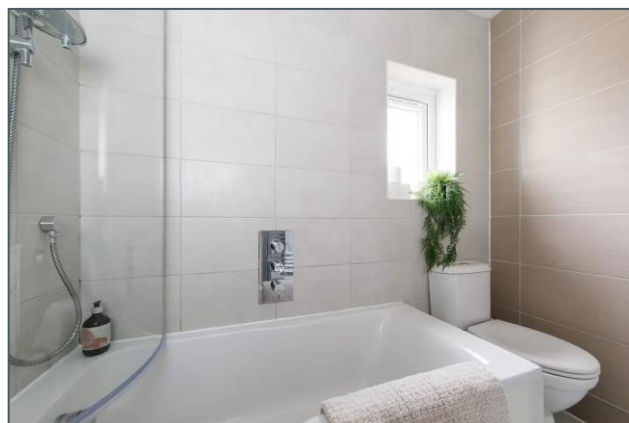
Clyde Road

Felpham, West Sussex



## DESCRIPTION

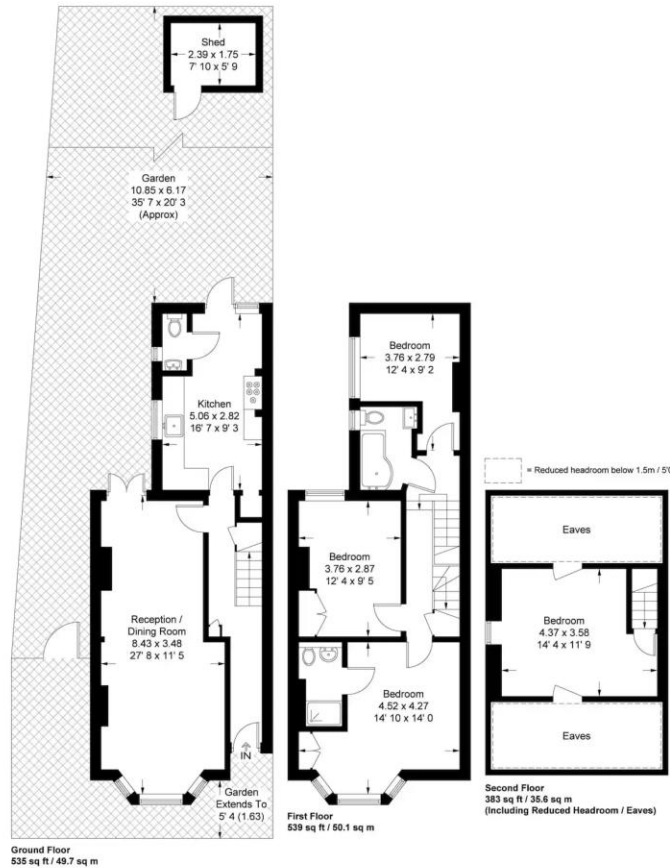
Greenock Villa is a well-presented, semi-detached property offering spacious and naturally light and bright accommodation throughout. The entrance hall leads to the sitting / dining room which stretches from the front to back of the property with a bay window to the front and double doors to the terrace. The modern fitted kitchen, at the rear of the house, has a range of fitted units and space for appliances and a door to the garden. There is also a W.C. On the first floor, bedroom 1, the master, has built-in storage, an ensuite shower room with W.C. and a view of the sea. Bedroom 2 also has a sea view and there is a third bedroom at the rear of the property with fitted quad bunk beds and there is also a family bathroom on the first floor. A further staircase leads to the second floor and bedroom 4 which benefits from far reaching views of the coast and two large eaves storage areas. At the front of the house there is a private, graveled driveway and small front garden. The rear, south facing garden is paved in Indian sandstone and has a shed. A gate from the garden leads back to the driveway at the front of the house. An internal inspection is highly recommended to appreciate this home and also the wonderful beach views.



# FLOOR PLAN:

## Greenock Villa

Approximate Gross Internal Area = 1274 sq ft / 118.4 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 183 sq ft / 17 sq m  
 Shed = 45 sq ft / 4.2 sq m  
 Total = 1502 sq ft / 139.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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