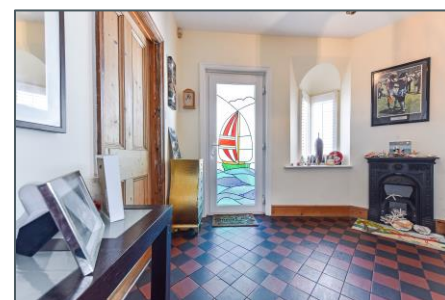


MILL HOUSE, SEA ROAD

Felpham

West Sussex



£650,000 Freehold

Well presented, spacious and bright, attached house with accommodation arranged over three floors with garden, off-road parking and views of the sea

FEATURES:

- SUPERB LOCATION CLOSE TO THE BEACH & VILLAGE CENTRE
- KITCHEN BREAKFAST ROOM OPENING ONTO THE CONSERVATORY & REAR GARDEN
- SITTING ROOM WITH FIREPLACE
- FIVE BEDROOMS, BATHROOM & SHOWER ROOM
- STUDIO WITH SHOWER ROOM & OFF-ROAD PARKING FOR TWO CARS
- ENCLOSED REAR GARDEN & FIRST FLOOR BALCONY WITH VIEWS TO THE SEA

MILL HOUSE, SEA ROAD

Felpham

West Sussex



SITUATION

Sea Road is on the south side of the village and is a no-through road leading directly to the sea front. The village of Felpham has a wide range of amenities and a choice of pubs, restaurants, cafes, a post office, a chemist and a leisure centre and is less than two miles from Bognor Regis town centre with direct 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.



MILL HOUSE, SEA ROAD

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DESCRIPTION

Mill House, Sea Road is a stylish, attached property with accommodation arranged over three floors. Gates from Sea Road and Canning Road give entry to an enclosed terrace at the front and side of the property. From the enclosed entrance porch, the front door opens to an impressive entrance hall with feature fireplace and original tiled floor and there is a small W.C. tucked under the stairs. There is a door to the good size, light and spacious living room which has a large bay window and fireplace. The modern kitchen has a range of built-in cupboards, space for a dishwasher and fridge freezer, a breakfast bar ideal for occasional dining and a large double utility cupboard housing the boiler with plumbing and space for two further white goods. The kitchen has double doors through to the conservatory which makes for an ideal dining space with outlook to the rear garden. From the first floor and half landing is a door to Bedroom 1, with fitted storage and a door to the balcony offering sea views. There are two further, interlinked bedrooms and a large family bathroom with free-standing bath and separate shower. On the second floor are two further double bedrooms; one with fitted storage and views of the sea and there is also a spacious shower room with W.C.

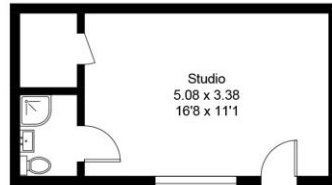
The rear garden is fully enclosed with a lawn, terraces for outdoor seating, a raised planter and a separate gated area which has a shed and makes for a useful storage area. There is also a detached 16ft x 11ft studio with a shower room. There is access from the garden out to the private driveway which provides off-road parking for two cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(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	

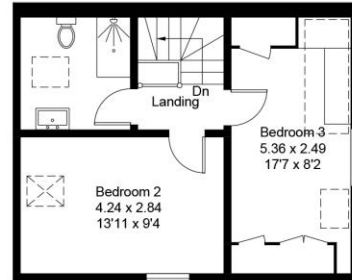


FLOOR PLAN:

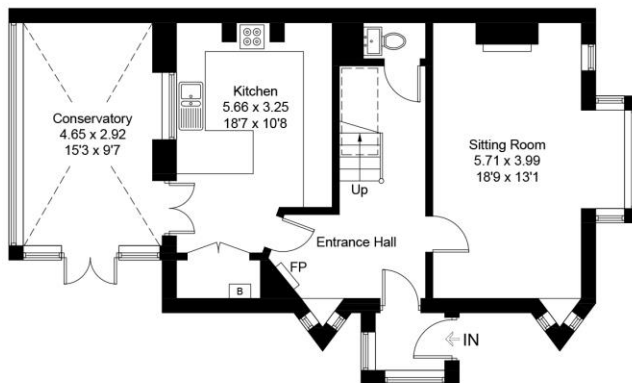
Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft
Annexe = 21.9 sq m / 236 sq ft
Total = 176.1 sq m / 1896 sq ft



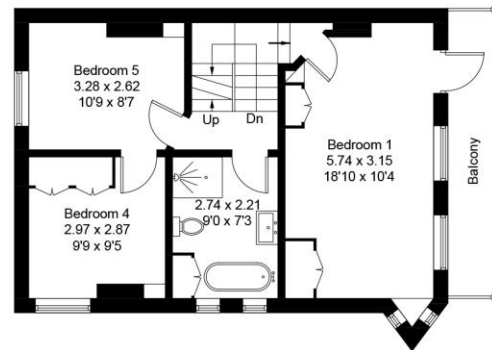
Annexe



Second Floor



Ground Floor



First 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.(ID1111941)

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.