

## HAYWARDS CLOSE

Felpham

West Sussex



### £335,000 Freehold

A very well-presented three bedroom, end of terrace house, in cul-de-sac location

#### FEATURES:

- Fitted kitchen
- Open plan living dining room
- 3 bedrooms and family bathroom
- Enclosed rear & side gardens
- Garage

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## SITUATION

The property is situated in Haywards Close, conveniently located cul-de-sac, a short walk from the village and beach. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. 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.



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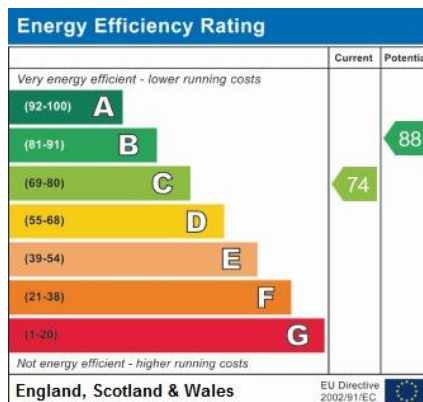
Felpham

West Sussex



## DESCRIPTION

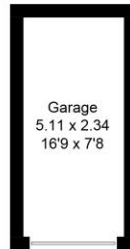
17 Haywards Close is a 3-bedroom, end of terrace house with well-presented, spacious and light accommodation. The ground floor comprises of entrance hall leading to a fitted kitchen, ground floor W.C. and to the light and spacious open plan sitting dining room. From here there are double doors out to the garden. On the first floor there are three bedrooms, two doubles, a single and a contemporary family bathroom. The rear is mainly laid to lawn with a terraced area and path adjacent to the house and a gate to the side. There is also a good size side garden which is terraced with a gate to the front. The single garage is in a compound to the side of the property and has power and a metal up and over door.



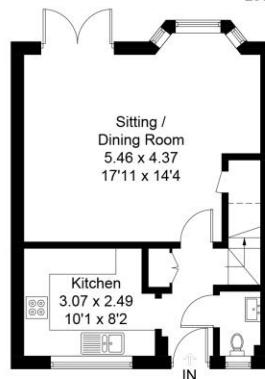
Address:  
17 Haywards Close, Felpham PO22 8HF

## FLOOR PLAN:

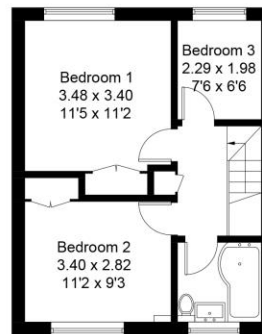
Approximate Gross Internal Area = 78.2 sq m / 842 sq ft  
Garage = 12 sq m / 129 sq ft  
Total = 90.2 sq m / 971 sq ft




**Garage**  
(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

 = Reduced headroom below 1.5m / 5'0

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. (ID376271)



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.

Bay Tree Estates Ltd, 72 Felpham Road, Felpham, West Sussex PO22 7NZ

t: 01243 850451 e: [info@baytreeestates.co.uk](mailto:info@baytreeestates.co.uk) w: [www.baytreeestates.co.uk](http://www.baytreeestates.co.uk)