

CROFT WAY

Hurstwood Private Estate, Felpham
West Sussex



£400,000 Freehold

Detached 2-bedroom chalet style property with spacious accommodation on a quiet private estate and a short walk from the beach & village.

FEATURES:

- Detached, pretty, 2 double bedroom home
- Fitted kitchen open plan to dining room
- Large 17ft conservatory accessed from the sitting room
- 2 Good size first floor bedrooms (master with ensuite W.C) & ground floor shower room
- Southern and westerly wraparound gardens
- Single garage

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SITUATION

The property is located on Croft Way and forms part of the Private Hurstwood Estate which is close to Felpham village and offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a short walk away and there are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham to neighbouring Bognor Regis and Chichester, and Arundel is 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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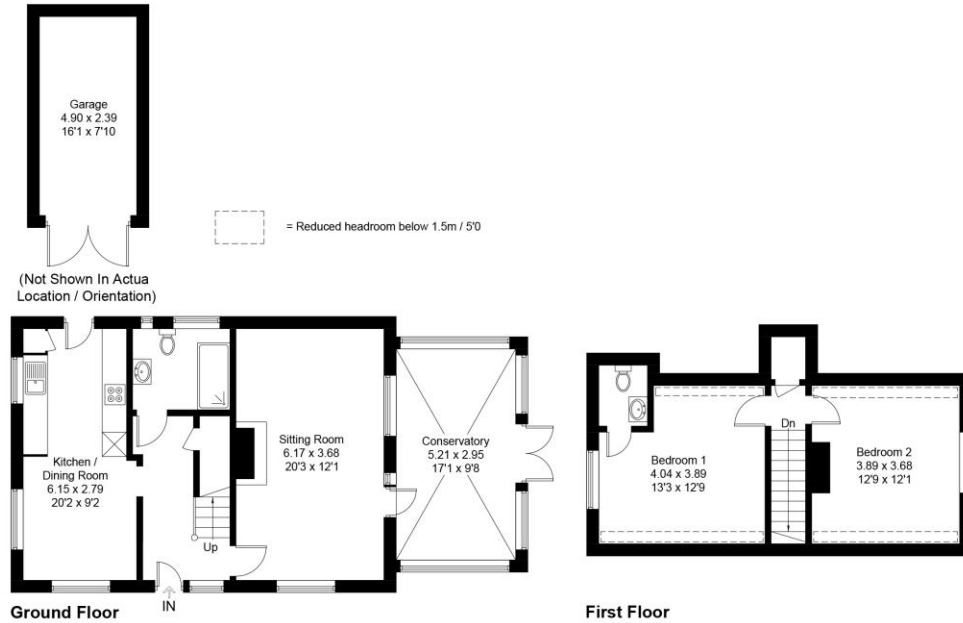
DESCRIPTION

1 Croft Way is in a great location and benefits from good size reception space and pretty cottage style gardens. The front door opens into the entrance hall with a door to the dual aspect kitchen dining room. The kitchen has a range of built-in units and a door to the side passageway which leads to both front and rear gardens. The 20ft sitting room with fireplace is light and bright and has a door to the 17ft conservatory which has double doors and views of the garden. The ground floor shower room has a double shower, wash hand basin and W.C. On the first floor there are two good size double rooms; one to the front with an ensuite W.C and wash hand basin and one to the rear and a storage cupboard on the landing. The gardens wrap around three sides of the property providing lawns with mature boundaries and a good degree of seclusion. The main garden offers a south easterly aspect with a good size terrace adjacent to the conservatory extending to a further area with gazebo fixings for shade during the summer months. There is also a further terrace at the end of the garden. The single garage, with double doors, is accessible from the front with driveway parking. We would recommend an internal inspection to appreciate the scope of accommodation and outside space.



FLOOR PLAN:

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 120.6 sq m / 1298 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. (ID1121550)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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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