

NAIAD GARDENS

Felpham

West Sussex



Offers in Excess of £500,000 Freehold

A detached, spacious, well-presented home, with sizeable garden on the popular Summerley Fields & a few minutes' walk to the beach

FEATURES:

- Fitted kitchen & utility room
- Sitting dining room with fireplace
- L-shaped conservatory with double doors to the terrace and garden
- Four first floor bedrooms & newly refurbished shower room
- Integral garage and driveway parking
- Rear garden with lawn & terrace

NAIAD GARDENS

Felpham

West Sussex



SITUATION

The property is situated in Naiad Gardens, on the Summerley Fields Estate, close to the villages of Felpham & Middleton-on-Sea which offer wide ranging amenities, and the beach is only a short walk away. Felpham village has many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop at the top of the road linking Middleton-on-Sea to Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



NAIAD GARDENS

Felpham

West Sussex



DESCRIPTION

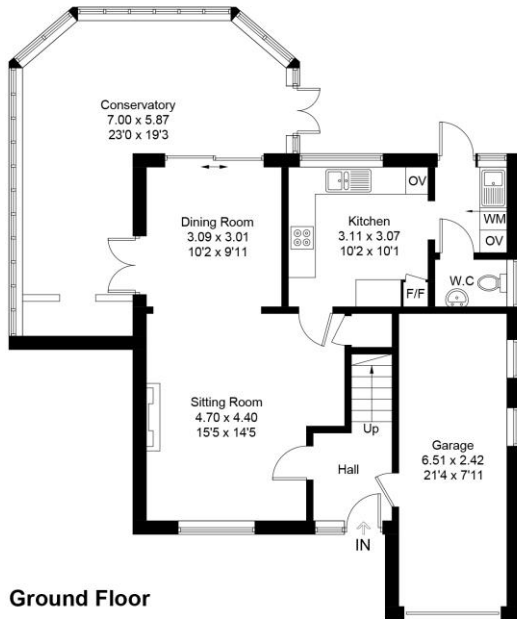
The front door opens into a good size entrance hall with a door through to the garage which has power and light and an up and over door. There is also a door to the light and bright sitting dining room with the living area to the front with fireplace and the dining area to the rear where there are double doors into the L-shaped conservatory which wraps around the property and offers views of all aspects of the garden. The conservatory has a glazed wall divider creating an ideal area for home study, ample space for further dining/seating and double doors to the garden. The kitchen located at the rear has a range of fitted units and integrated fridge freezer and a door to the utility room which has a sink and space/plumbing for white goods. This also gives access to the W.C. and a door to the garden. On the first floor there are four bedrooms; three good size doubles; the master with a good level of fitted wardrobes and the large shower room which is fully tiled, with wash hand basin, W.C. and double length, walk-in shower.

At the rear of the property is a super garden, mainly laid to lawn with mature boundaries providing a good level of seclusion. There is a terrace adjacent to the rear of the property and a side gate with access to the front driveway which provides parking for two vehicles. We would highly recommend a viewing to appreciate the space this property has to offer.

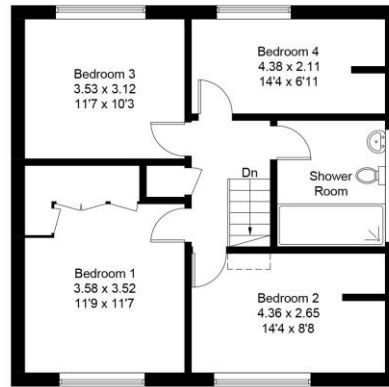


FLOOR PLAN:

Approximate Gross Internal Area = 158.6 sq m / 1707 sq ft
(Including Garage)



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. (ID1131838)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	69
(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.

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

t: 01243 850451 e: info@baytreeestates.co.uk w: www.baytreeestates.co.uk