

SILVER BIRCH DRIVE

Middleton-on-Sea

West Sussex



£400,000 Freehold

Extended and well-presented semi-detached home in popular location close to village amenities

FEATURES:

- Light & spacious sitting room
- Open plan kitchen / dining / family room with under floor heating
- Utility Room & ground floor W.C.
- Three bedrooms and family bathroom
- Enclosed rear garden & half garage / store, good off-road parking on resin driveway
- Double glazing, gas fired central heating

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SITUATION

The property is situated in Silver Birch Drive and a short walk from the village of Middleton-on-Sea. The amenities the village has to offer include a good choice of shops, public houses, restaurants and the most beautiful beach. There is a doctor's surgery, a sports club and gym and many other recreational facilities including, in Felpham, a swimming pool, sailing and sports club, tennis courts and putting green. 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 the Qatar Goodwood Festival. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

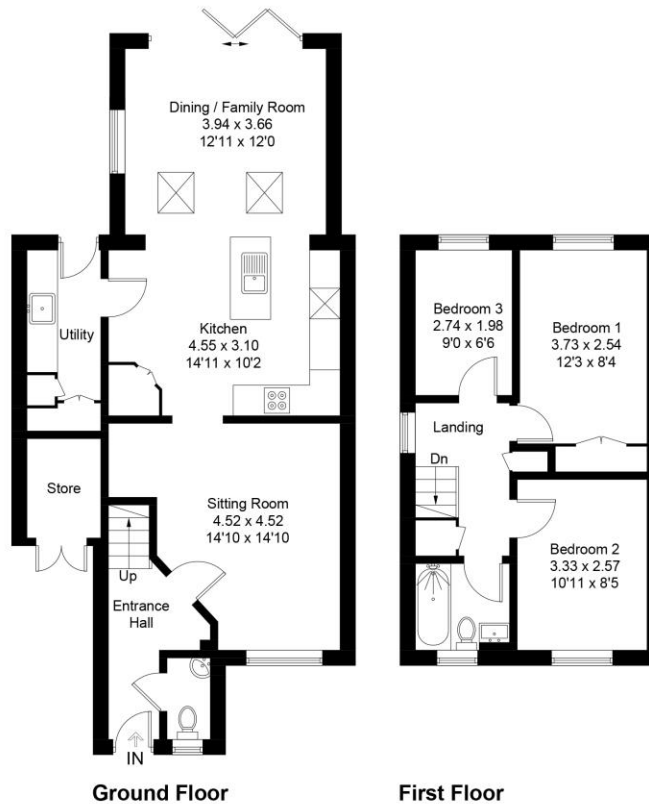
52 Silver Birch Drive is a very well presented, semi-detached home with spacious accommodation. From the light and bright entrance hall, a door leads to the sitting room with front aspect and opens into the fantastic open plan kitchen / dining / family room. The kitchen has a range of fitted units and integrated appliances, an island with sink/drainer and a door to the utility room which has a further sink and storage units and a door to the rear garden. There is also a ground floor W.C. On the first floor there are two double bedrooms and a single bedroom, plus the family bathroom. The rear gardens are enclosed with a terrace adjacent to the house and area of artificial lawn. At the front of the house there is a resin driveway with off-road parking for two good sized cars, a side gate leading to the rear garden and a half size garage/store with double doors. The house is fully double glazed and has the benefit of gas fired central heating and under floor heating in the kitchen / dining / family and utility room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(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 = 96.9 sq m / 1043 sq ft
Store = 2.8 sq m / 30 sq ft
Total = 99.7 sq m / 1073 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. (ID1136416)



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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