

OVERDOWN ROAD

Felpham
West Sussex



£625,000 Freehold

A spacious, detached family home with good size rear gardens and requiring modernisation throughout

FEATURES:

- Detached house with 4 bedrooms, bathroom & ensuite shower room
- Original 1950s English Rose fitted kitchen breakfast room and separate dining room
- Large sitting room with fireplace opening to a further reception space
- Conservatory
- Driveway parking, carport and integral garage
- South facing rear gardens
- Offered for sale with no forward chain

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SITUATION

The property is located on Overdown Road and is walking distance to Felpham village which 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 local 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

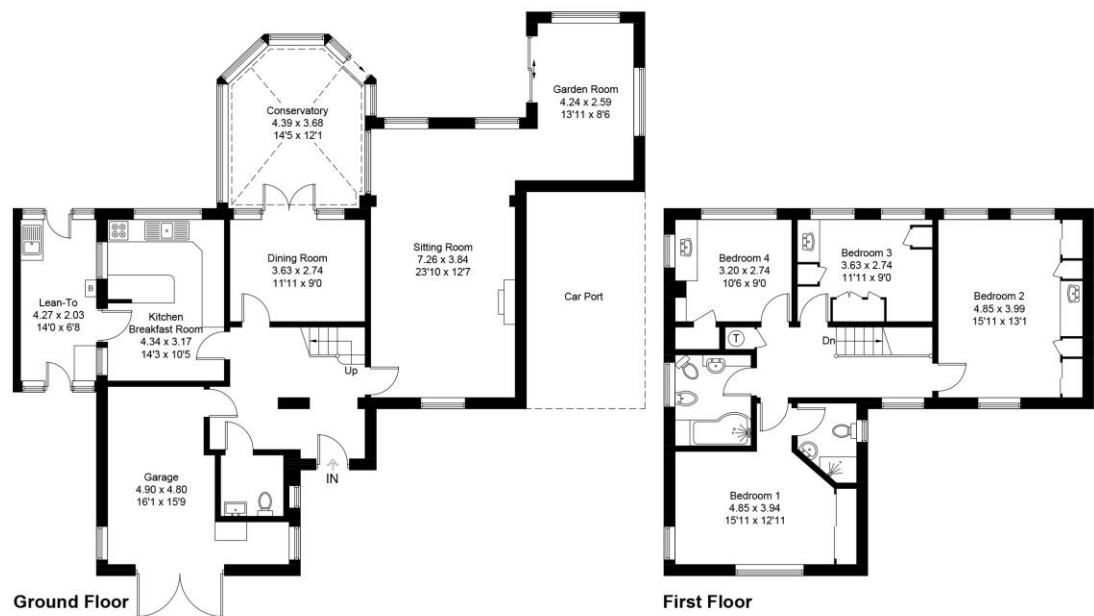
Maryland, 23 Overdown Road is a handsome house offering spacious and versatile accommodation throughout and requiring modernisation. The front door opens into a very large entrance hall which then gives access to all ground floor rooms. The spacious, dual aspect sitting room is light and bright, with a fireplace, windows to front and back and opens into a further reception space, ideal as a garden room or study which has sliding doors to the terrace. There is a separate dining room with double doors to the conservatory, and this provides another space for occasional seating and dining whilst enjoying views of the garden. The 1950s fitted kitchen breakfast room has a range of original English Rose fitted units, sink/drainer, ample worktop, space for a fridge freezer and an area for occasional dining. There is a side door to a lean-to which provides space and plumbing for additional white goods, further storage and sink, and doors to front and rear. There is also a ground floor W.C. and a door to the 16ft long garage, with power and light and double wooden doors to the front.

On the first floor there are four bedrooms; bedroom 1 with fitted wardrobes and ensuite shower room. Bedroom 2, 3 and 4 also have fitted cupboards or wardrobes and wash hand basins. There is also a family bathroom. The south facing rear gardens are a real feature of this home, with mature boundaries, an area of lawn, trees and shrubs and a terrace adjacent to the rear of the house and accessible from the conservatory and garden room. At the front of the property there is a in/out driveway with off-road parking for several vehicles, access to the garage, a carport and gated access at the side to the rear garden.

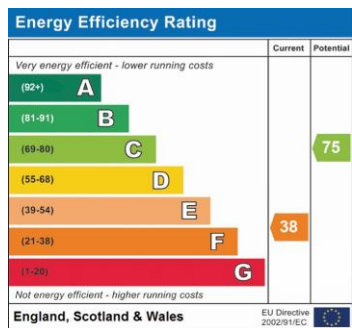


FLOOR PLAN:

Approximate Gross Internal Area = 202.2 sq m / 2176 sq ft
(Including Garage)



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