

## HERCULES PLACE

Felpham  
West Sussex



## £450,000 Freehold

A spacious, detached family home with rear gardens and located in a quiet cul-de-sac and a short walk from village amenities

### FEATURES:

- Detached house with 3 bedrooms, bathroom & ensuite shower room to master
- Modern, fitted kitchen dining room
- Good size double aspect sitting room with fireplace & wood burning stove
- Office & utility room
- Rear gardens with terrace, lawn, shed and side access

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## SITUATION

The property is situated in Hercules Place, 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.





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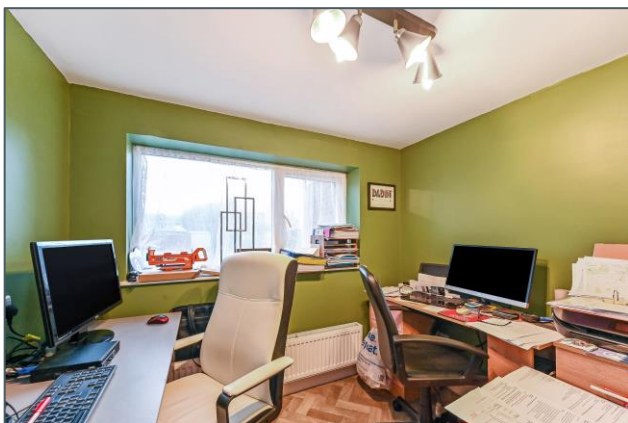
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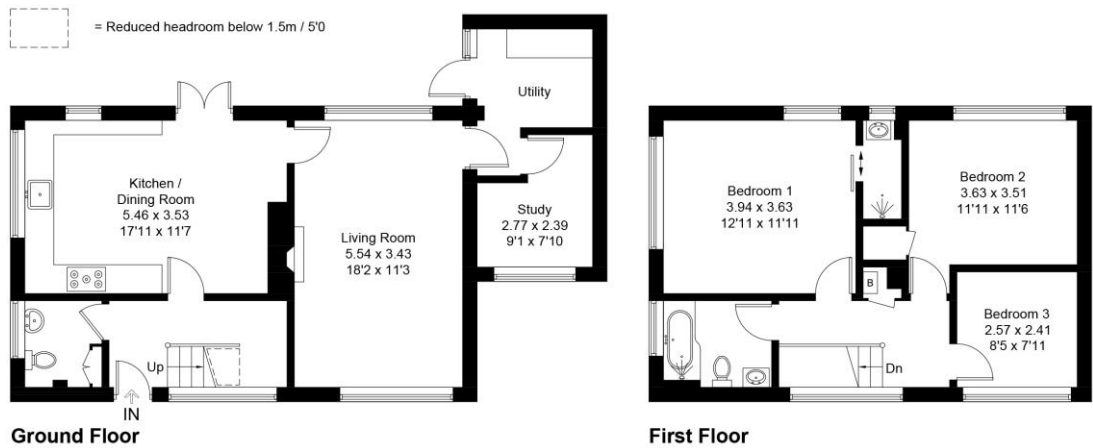
## DESCRIPTION

12 Hercules Place offers spacious and versatile accommodation in a quiet, cul-de-sac location. The front door opens into the entrance hall which wraps underneath the staircase providing good space for storage. There is a door to the large ground floor W.C and a door to the open plan kitchen dining room. The kitchen area has a range of fitted units, integrated fridge/freezer and dishwasher, free standing range oven; an island providing space for occasional seating, worktop and storage; and ample space for table dining with double doors to the rear. There is a door from the kitchen dining room into the dual aspect living room with fireplace and log burning stove and from here a further door opens to the study and utility (former garage). The study, with front aspect could also be used as a snug and there is a separate utility room with sink and door to the rear. On the first floor there are three bedrooms; bedroom 1 with windows to side and rear and sliding door to shower room with wash hand basin. Bedroom 2 is to the rear with single cupboard and bedroom 3 to the front. There is also a family bathroom; bath with shower over, W.C, wash hand basin and heated towel rail. The rear gardens are mainly laid to lawn with a terrace and shingle area adjacent to the rear of the property, a shed and some mature trees on the rear boundary providing a good deal of seclusion. At the front of the property there is off-road driveway parking, a lawn and gated access at the side, to the rear garden.

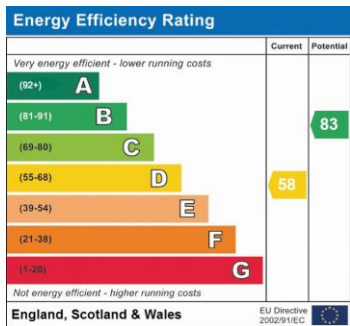


FLOOR PLAN:

Approximate Gross Internal Area = 111.4 sq m / 1199 sq ft



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