

POULNER CLOSE

Felpham

West Sussex



Guide Price £365,000 Freehold

A 3-bedroom, semi-detached house in a quiet location with stunning kitchen dining room

FEATURES:

- Superb open plan kitchen dining room with bi-fold doors to the garden
- Sitting room with fireplace
- 3 First floor bedrooms and modern family bathroom
- Enclosed gardens with decked area, lawn & summerhouse
- Garage & driveway parking
- Schools, beach and village all within walking distance

POULNER CLOSE

Felpham

West Sussex



SITUATION

The property is situated in Poulner Close, a quiet cul-de-sac, conveniently located a short walk from the village and beach. The amenities that Felpham village has to offer includes a good choice of schools, public houses, a post office, butchers and many other shops. There are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. 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 Glorious Goodwood. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.



POULNER CLOSE

Felpham

West Sussex



DESCRIPTION

8 Poulner Close is a well-presented home situated in a quiet location and close to all village amenities. From the entrance hall there is a door to the sitting room which has a fireplace with log burning stove and a door into the superb open plan kitchen dining room. This room has a range of modern fitted units and integrated appliances, ample space for dining and/or occasional seating, and a set of bi-fold doors opening into the garden. On the first floor there are three bedrooms and a good size, modern bathroom. There is a lawned garden at the front and side of the house and the main garden at the rear is laid to lawn with decking adjacent to the rear of the property, a summerhouse, shed and side access. At the rear of the garden, via gated access, is the garage, which has power and light and a metal up and over door.

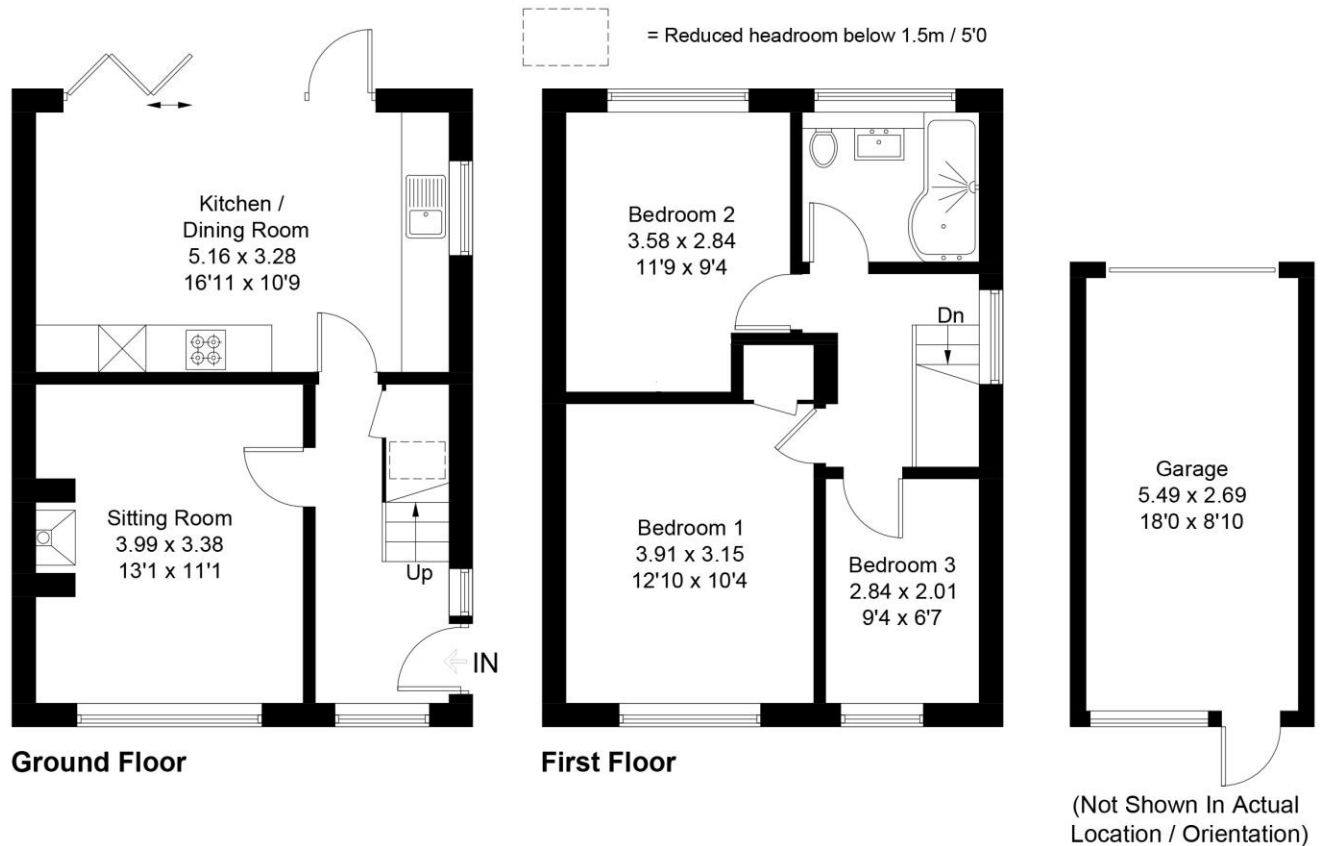
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
8 Poulner Close, Felpham, PO22 8HN



FLOOR PLAN:

Approximate Gross Internal Area = 79.5 sq m / 856 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 94.3 sq m / 1015 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.(ID679407)

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.