

ASPEN WAY
Middleton-on-Sea
West Sussex



£365,000 Freehold

End of terrace house in quiet cul-de-sac location.

FEATURES:

- Family home with well-presented accommodation
- Fitted modern kitchen breakfast room
- Open plan living / dining room and study / snug
- 3 Double bedrooms, master bedroom with en-suite shower and family bathroom
- Pretty, enclosed rear gardens with decking and driveway parking

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SITUATION

The property is located on Aspen Way close to the village of Middleton-on-Sea which offers wide ranging amenities plus the beach is a short walk away too. Neighbouring Felpham village also has many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of schools and doctors surgeries and a regular bus service linking Middleton to neighbouring Bognor Regis, Arundel and Chichester; all are 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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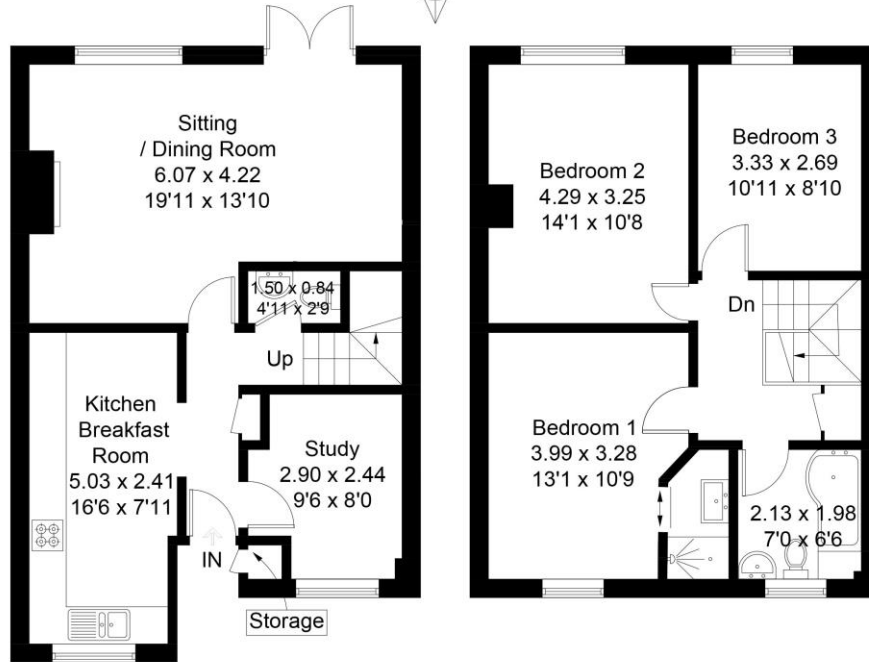
DESCRIPTION

6 Aspen Way is a super home that offers light and bright accommodation in a sought-after location. From the front door, the entrance hall leads to the modern fitted kitchen breakfast room, the study / snug, the W.C. and the open plan sitting / dining room with double doors opening to the garden. Upstairs there are three double bedrooms and the master benefits from an en-suite shower room with wash hand basin and a family bathroom. The enclosed rear garden is mainly laid to lawn with decking adjacent to the property and a terrace at the end of the garden. The property has double glazing and gas fired central heating. At the front of the property there is off-road parking and two store cupboards one above the other; one housing the boiler and one for storage. In our opinion it is certainly worth an internal inspection to appreciate the space this home has to offer.



FLOOR PLAN:

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft
(Excluding Storage)



Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale. (ID484838)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		82
B	(81-91)		
C	(69-80)		
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
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.

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