

OVERDOWN ROAD

Felpham
West Sussex



£490,000 Freehold

A well-presented, detached bungalow in quiet, sought after location

FEATURES:

- Detached bungalow with 3 bedrooms
- Modern, fitted kitchen with access to the rear garden
- South facing sitting / dining room with fireplace and door to the garden
- Driveway parking and detached garage with power and light

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SITUATION

The property is located on Overdown Road, 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 in addition the local Nisa Store 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

31 Overdown Road is in a great location and benefits from beautifully presented accommodation throughout. From the front door and large entrance hall, Bedrooms 1 and 2 can be found at the front of the property both benefitting from bay windows and Bedroom 1 being dual aspect. Bedroom 3 with small built-in cupboard, again can be accessed from the entrance hall. The family bathroom has a bath with shower over and a separate W.C. The modern, fitted kitchen has a range of cupboards, space and plumbing for a dishwasher and washing machine and two large larger cupboards. The sitting / dining room with southerly aspect has a fireplace and a door out to the garden. The gardens are south facing mainly laid to lawn with a terraced area adjacent to the house. At the front of the property there is driveway parking and limited side vehicle access to the garage at rear, that has power.

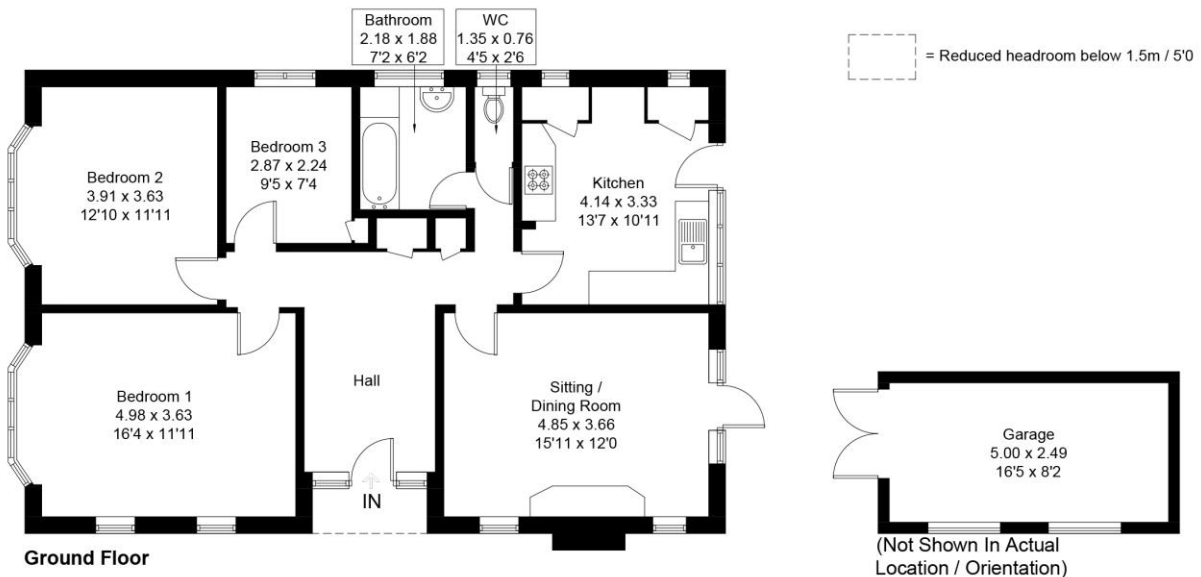
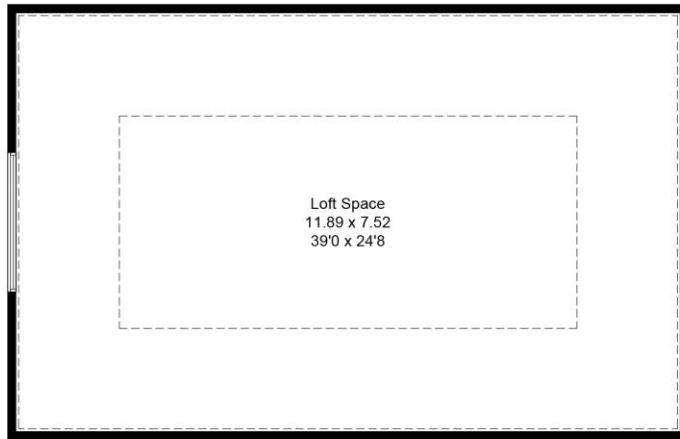
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address:
31 Overdown Road, Felpham PO22 7HW



FLOOR PLAN:

Approximate Gross Internal Area = 92.2 sq m / 992 sq ft
Loft Space = 89.2 sq m / 960 sq ft
Garage = 12.5 sq m / 134 sq ft
Total = 193.9 sq m / 2086 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.(ID760386)

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