

## OLD GUERNSEY FARMHOUSE

Middleton Road, Felpham  
West Sussex



## £540,000 Freehold

A spacious, character home with good size gardens and walking distance to local amenities

### FEATURES:

- Detached house with 3 bedrooms & bathroom
- Farmhouse style fitted kitchen, open plan to dining room
- Dual aspect sitting room with fireplace & log burning stove
- Orangery with views of front garden
- Rear garden with ample driveway parking and garage
- Secluded south facing front garden
- Offered for sale with no forward chain

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## SITUATION

The property is located on Middleton Road, on the Felpham / Middleton border and a short walk to the beach. Felpham village offers wide ranging amenities and a choice of schools, shops and public houses with recreational facilities including a sports centre with swimming pool and sailing club. The village of Middleton-on-Sea also offers a further choice of shops, cafés and a sports club with gym. There are regular bus services linking both villages 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

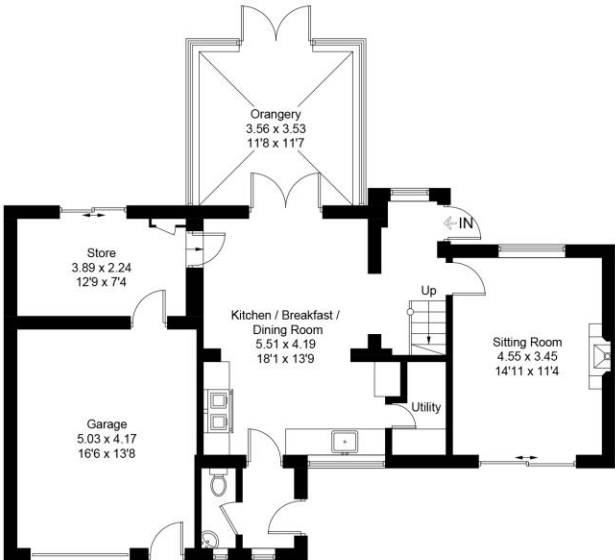
Old Guernsey Farmhouse is a handsome house offering spacious accommodation in a private and secluded location. The front porch opens into the inner lobby with a door to the dual aspect sitting room with wooden flooring, windows to front, sliding doors to the rear terrace, a fireplace and log burning stove. The farmhouse style kitchen has a range of wooden fitted units, wooden work tops, a fridge freezer, butler sink, a Rayburn cooker and a large understairs pantry with space for two white goods. There is also a door to the rear porch where there is a W.C. and door to the rear. The open plan kitchen dining room has a door into the rear of the garage which has been made into a separate space with sliding doors to the front garden and double doors to the south facing orangery which provides lovely views over the gardens and access via double doors. On the first floor there are three bedrooms; bedroom 1 with an ensuite shower, bedroom 2 with front aspect and bedroom 3 with side aspect and fitted cupboards.

The south facing front gardens are a real feature of this home, with areas of lawn, mature boundaries and shrubs and a stoned pathway leading to the front gate and access onto Middleton Road. At the rear of the property there is further rear garden space offering driveway parking for several vehicles, a lawned area, a pergola covered terrace adjacent to the rear of the house, double gates giving access to Guernsey Farm Lane. There is also access to the garage via a single door and an up and over door.



FLOOR PLAN:

Approximate Gross Internal Area = 144.7 sq m / 1557 sq ft  
(Including Garage)

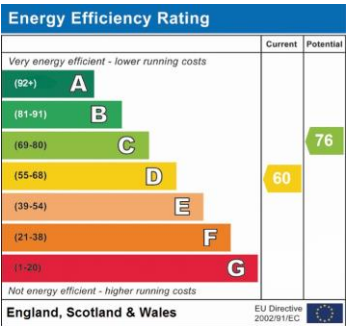


Ground Floor



First Floor

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