

RIFE WAY
Felpham
West Sussex



£550,000 Freehold

A contemporary and immaculately presented 4-bedroom property in a cul-de-sac location

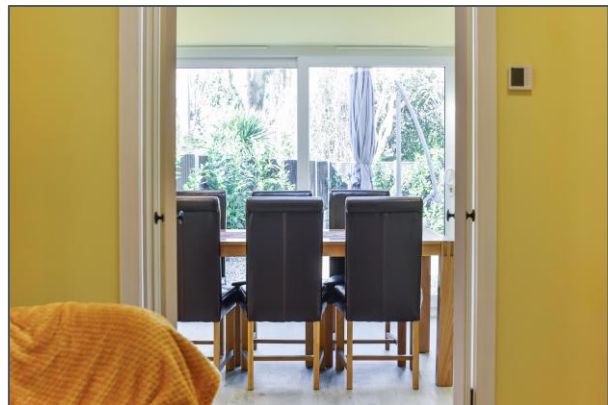
FEATURES:

- Four bedrooms (2 ground; 2 first floor)
- Ground floor bathroom & first floor shower room
- Contemporary, fitted kitchen opening to dining room
- Sitting room & utility room
- Extensive off-road parking, low maintenance rear garden
- Offered for sale with no forward chain

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SITUATION

The property is situated in Rife Way, a no-through road, close to the village centre and only a short walk to the beach and the amenities that Felpham village has to offer including a good choice of schools, shops and public houses. 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 offers a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

The front door opens into an enclosed entrance porch with a door into the inner hallway. From here, there is a door through to a spacious living room with window to side and fireplace. There are double doors through to a light and bright dining room with sliding doors to the rear and the dining room opens to the contemporary, fitted kitchen with integrated double oven and dishwasher and space for a fridge freezer. There is also a walk-in pantry. The utility room has storage, sink and plumbing for a washing machine with a door to the side of the property and a separate W.C. The ground floor benefits from underfloor heating.

There are two, double ground floor bedrooms, situated to the front of the property, bedroom one with a range of fitted wardrobes. The ground floor family bathroom has bath, W.C. and wash hand basin. On the first floor, there are two further double bedrooms and a shower room with a double walk-in shower, W.C. and wash hand basin. The first floor benefits from electric radiators.

The rear garden, which is fully enclosed, has a terrace adjacent to the property, ideal for outside seating and dining, and is mainly stoned, with steps down to two raised beds and a small shed at the end of the garden. At the front of the property, there is driveway parking for at least three cars and electric gates to the side which provides further off-road parking for at least three vehicles.



FLOOR PLAN:

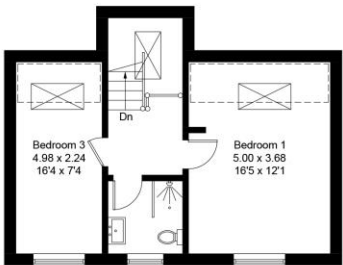
Approximate Gross Internal Area = 132.9 sq m / 1430 sq ft
Shed = 2.2 sq m / 24 sq ft
Total = 135.1 sq m / 1454 sq ft



= Reduced headroom below 1.5m / 5'0"



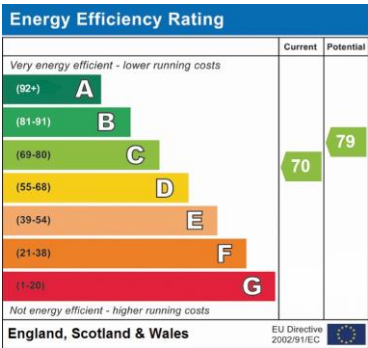
Ground Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1189352)



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.