

## RIFE WAY

Felpham

West Sussex



## £350,000 Freehold

Detached, two-bedroom bungalow offered for sale with no forward chain

### FEATURES:

- Modern fitted kitchen overlooking the side terrace
- Spacious sitting/dining room with door to the garden
- 2 Double bedrooms and family bathroom
- Pretty wrap around garden with terraced area
- Driveway parking and garage
- Short walk to the village, beach and bus stop

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### SITUATION

The property is situated in Rife Way, close to both the villages of Felpham and Middleton-on-Sea which offer wide ranging amenities and the beach is a short walk away. The neighbouring villages have many recreational facilities including a sports centre with swimming pool, sailing and sports club. There is a choice of local schools and doctor's surgeries. There is a bus stop a few minutes from the bungalow linking to Felpham, Middleton-on-Sea, Bognor Regis, Arundel and Chichester, all of which are located within a 10-mile radius. The beautiful South Downs with its National Park status offer a host of leisure and outdoor pursuits and activities.





# RIFE WAY

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West Sussex

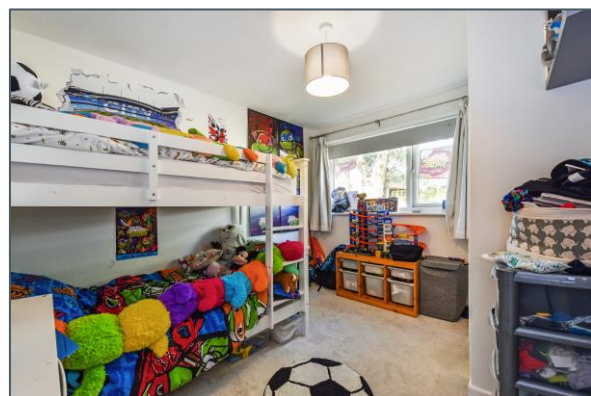
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## DESCRIPTION

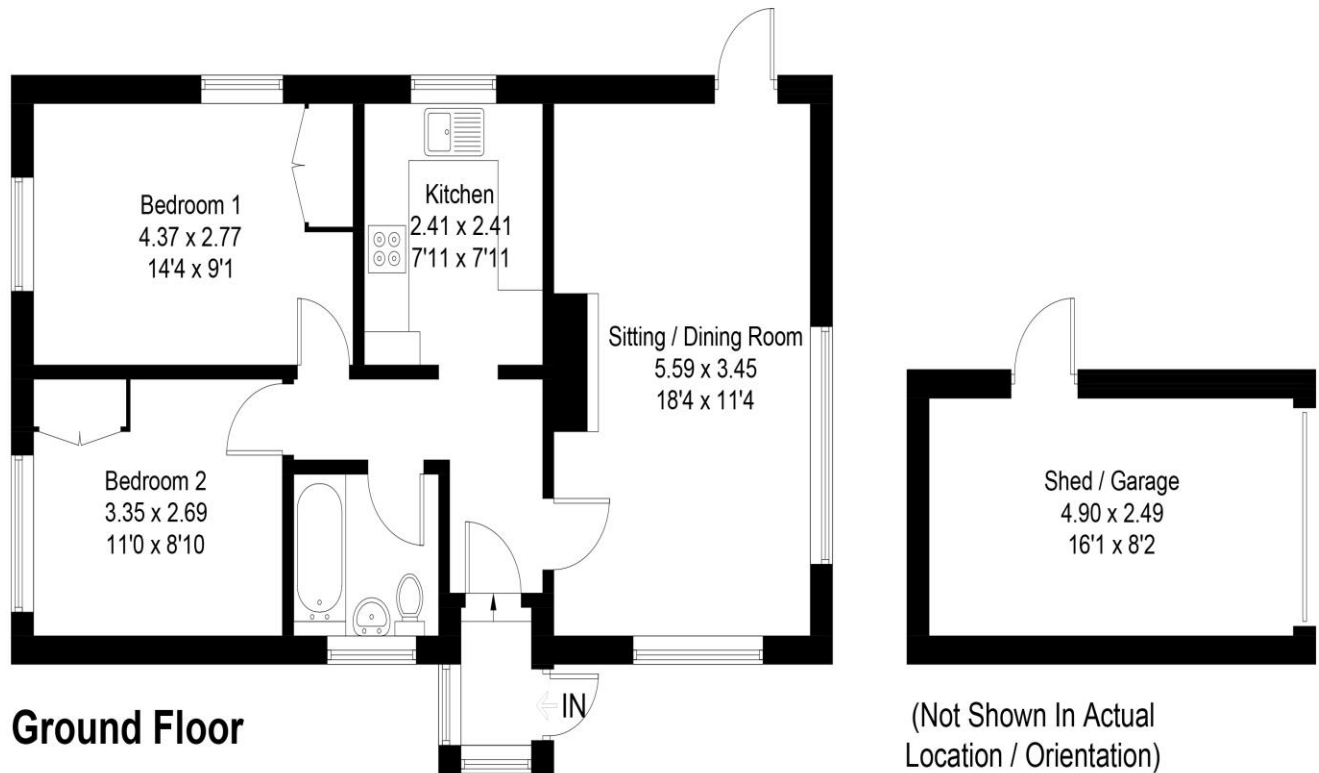
28 Rife Way is a detached bungalow situated in a quiet, cul-de-sac, close to the village and beach. The accommodation comprises of enclosed entrance porch opening to the entrance hall. Both double bedrooms are at the rear of the property and the family bathroom to the side. The kitchen has a range of fitted units and space for appliances. The 18ft plus sitting/dining room has a door, opening to the terrace and then onto the sweeping garden. There is a single garage / shed with door to the side. The driveway parking is in front of the property.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 59      | 84        |
| A   |         |           |
| (81-91)                                     |         |           |
| B   |         |           |
| (69-80)                                     |         |           |
| C   |         |           |
| (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                     |         |           |



## FLOOR PLAN:

Approximate Gross Internal Area = 59.8 sq m / 644 sq ft  
Shed / Garage = 12.4 sq m / 133 sq ft  
Total = 72.2 sq m / 777 sq ft



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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to scale.(ID1189834)

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.