

NORFOLK WAY

Elmer

West Sussex



£425,000 Freehold

Very well presented, light and bright 2-bedroom bungalow a few minutes' walk to the beach

FEATURES:

- Open plan Sitting / Dining room
- Modern fitted kitchen breakfast room
- Two double bedrooms and bathroom
- Pretty enclosed rear garden; driveway parking; garage
- Large, detached studio / office in rear garden
- Offered for sale with no forward chain

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SITUATION

The property is situated on the Private Elmer Sands Estate in one of the desirable and quiet lanes within easy reach of the beach. Close by, the villages of Middleton-on-Sea and Felpham village offer a wide range of amenities and a 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 offer a host of leisure and outdoor pursuits and activities.



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DESCRIPTION

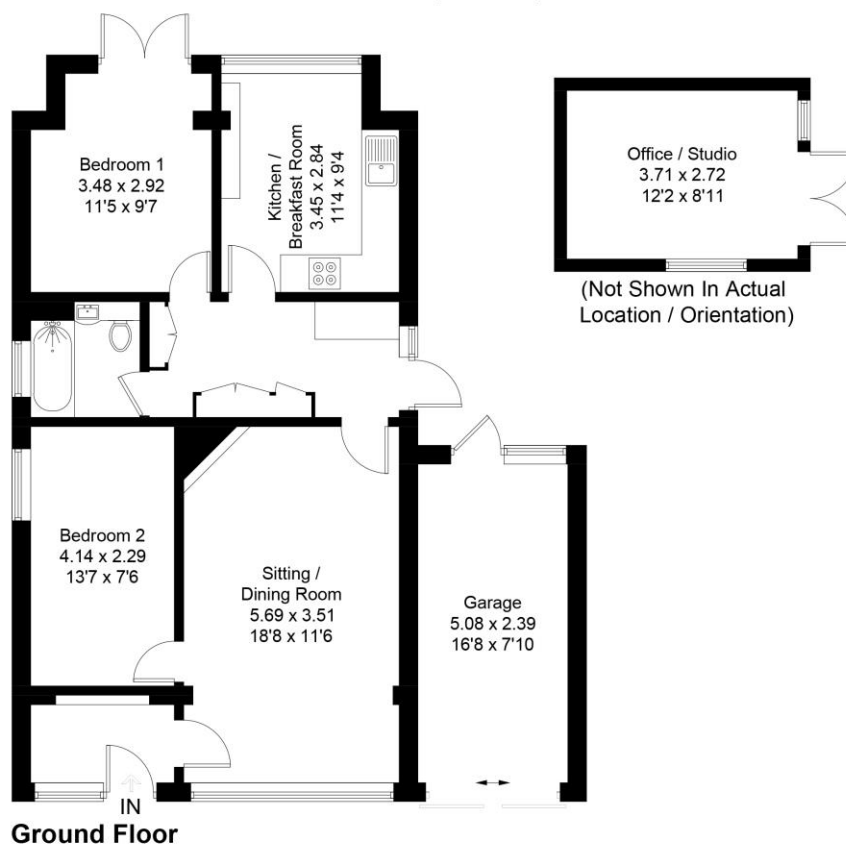
10 Norfolk Way is a detached bungalow with a good size rear garden and open plan living space. From the spacious entrance hall, a door opens to the light and bright sitting / dining room with front aspect and fireplace. Bedroom 2 is accessed from here. There is a large rear hallway, with a door to the side and which provides excellent storage area with space and plumbing for a washing machine. There is a modern fitted kitchen breakfast room with a range of fitted units and pleasant outlook over the rear garden. Bedroom 1 is a good size double and has a set of double doors out onto the decked area. There is a family bathroom with W.C. The rear garden consists of a lawned area, mature trees and shrubs, plus the raised decked area from bedroom 1. There is a detached timber studio in the rear garden with power and light and hard wired for internet and SKY TV (subject to personal subscription). At the front of the property there is a driveway with off-road parking for three cars and access to the garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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 = 66.4 sq m / 715 sq ft
Garage = 12.7 sq m / 137 sq ft
Office / Studio = 10.0 sq m / 108 sq ft
Total = 89.1 sq m / 960 sq ft



Ground Floor

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. (ID993048)

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.