

## WYKE LANE NORTH

Roundle Estate, Felpham

West Sussex



## £575,000 Freehold

A well-presented 3-bedroom home in a quiet location, close to local village amenities

### FEATURES:

- Stylish L-shaped kitchen breakfast room with family area and doors to the garden
- 25ft sitting / dining room with log burning stove
- Three first floor double bedrooms
- Master bedroom with en-suite shower room & family bathroom
- Detached, glazed summer house
- Enclosed rear gardens with brick terrace and pathway
- Driveway parking, garage and store

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### SITUATION

The property is situated on the sought after Roundle Estate, which is a short walk to convenience stores, King George playing fields and less than half a mile from the beach and Felpham Village. The amenities the village has to offer include 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 offer a host of leisure and outdoor pursuits and activities.





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## DESCRIPTION

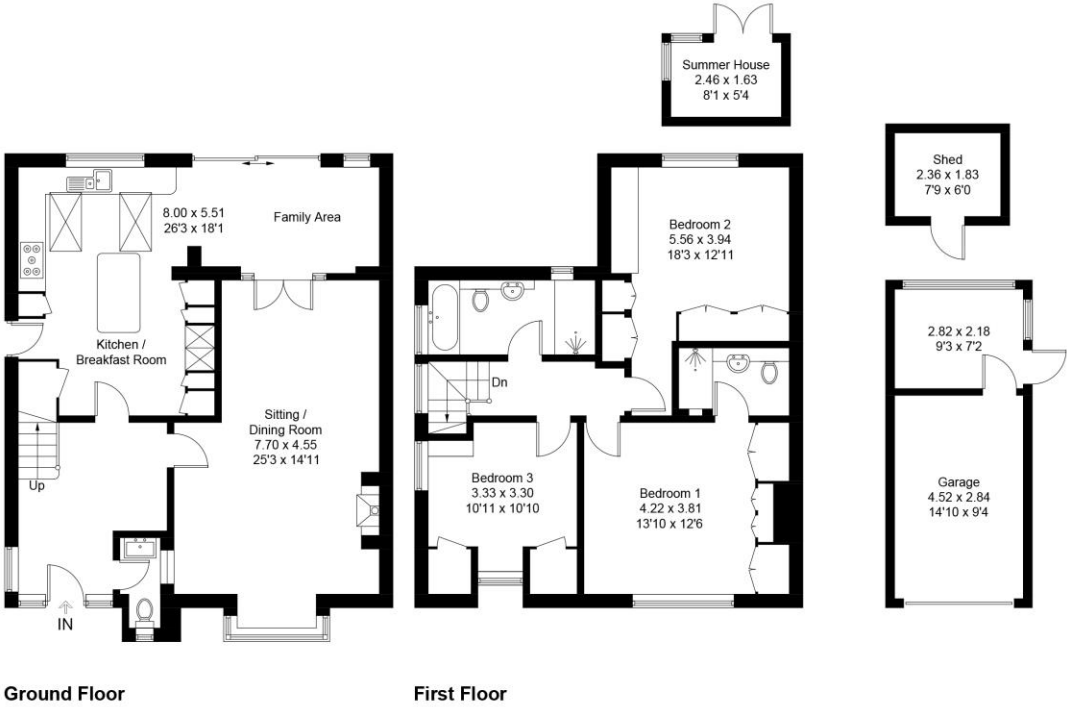
The front door opens into a very large entrance hall with a door to the 25ft long Sitting / Dining Room which has a large bay window to the front and a log burning stove. There are double doors through to the family area which could be ideal for occasional seating, dining or study area. This area has sliding doors and views to the garden and is open plan to the contemporary kitchen breakfast room. The light and bright kitchen area has a range of fitted units and integrated full height fridge, under counter freezer, dishwasher, two slide and hide NEFF ovens (one of which can be used a steam oven), built-in microwave and a six-ring induction hob. There is a good size island for additional seating, storage and countertop space. There is a door to the side of the house and a large understairs cupboard with plumbing for a washing machine. There is also a useful ground floor W.C accessed from the hall.

On the first floor there are three double bedrooms; the master to the front, with a range of built-in wardrobes and a stylish ensuite shower room with double shower. Bedroom 2, a good size double, has a view to the rear and built-in storage and shelving. There is also a third, slightly smaller Bedroom 3 with eaves cupboards. The family bathroom has bath and separate shower. At the rear there is a large brick terrace adjacent to the rear of the property, a shed, a good size lawn, mature trees and borders and a path leading to the part glazed summerhouse at the end of garden. There is also a gated path to one side, giving access to the front, where the driveway offers parking for several vehicles and a 14ft long garage with a separate store at the rear.

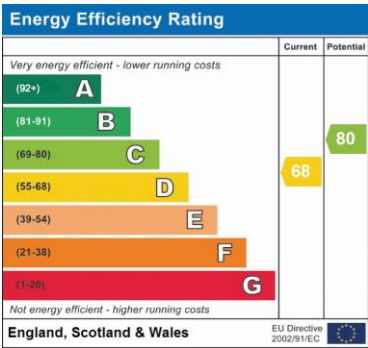


FLOOR PLAN:

Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft  
Outbuildings = 27.9 sq m / 300 sq ft  
Total = 170.8 sq m / 1838 sq ft



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