

## CHESSWOOD AVENUE

Felpham  
West Sussex



## £425,000 Freehold

Well presented, semi-detached house in a quiet cul-de-sac, on a sought after private estate

### FEATURES:

- Semi-detached house with vaulted entrance hall
- Open plan fitted kitchen dining room opening to sitting room
- Conservatory from dining area opening onto the garden
- Detached studio with shower room and double doors
- Pretty west facing rear gardens with lawn, decking and summerhouse
- Off-road driveway parking

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## SITUATION

The property is located on Chesswood Avenue and forms part of the Private Hurstwood Estate which is close to Felpham village and offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a short walk away and there are also many recreational facilities including a sports centre with swimming pool, sailing and sports club. There are regular bus services linking Felpham 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

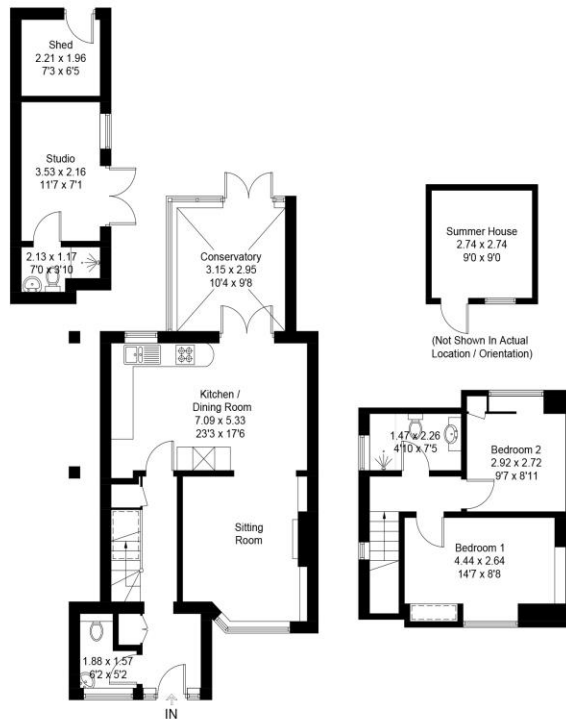
17 Chesswood Avenue consists of a beautiful, vaulted entrance hall with cloaks cupboard and door to W.C. and into the inner hallway with a further storage cupboard and the door into the superb kitchen / dining room. The kitchen has a range of fitted units, fitted oven and microwave and space for two white goods. The spacious dining area has double doors to the conservatory and is open to the sitting room which has a fireplace and front aspect. The partly glazed conservatory has double doors to the decking and garden beyond. On the first floor there are two double bedrooms, one with built in storage and a family bathroom with W.C. The rear garden consists of a good size decked area with pergola, adjacent to the rear of the property, a 9ft x 9ft summer house and a self-contained studio with separate shower room & W.C and a shed. The garden is lawned with mature boundaries. At the front of the property is a good size driveway with parking for several cars.

| 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 = 83.3 sq m / 897 sq ft  
Outbuildings = 22.5 sq m / 242 sq ft  
Total = 105.8 sq m / 1139 sq ft



Ground Floor

First 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. (ID860535)



**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.