

## OVERDOWN ROAD

Felpham

West Sussex



## £425,000 Freehold

Well-presented two-bedroom detached bungalow with pretty gardens and located in quiet, sought-after location

### FEATURES:

- Two double bedrooms and large wet room with walk-in shower
- Open plan kitchen breakfast room
- Sitting room and sunroom
- Enclosed landscaped rear gardens with terraced areas and summerhouse
- Detached garage and driveway parking
- Offered for sale with no forward chain
- Close to all local amenities

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### SITUATION

The property is located on Overdown Road, walking distance to Felpham village which offers wide ranging amenities and a choice of schools, shops and public houses. The beach is a short walk away and in addition the local Nisa Store and there are also many local 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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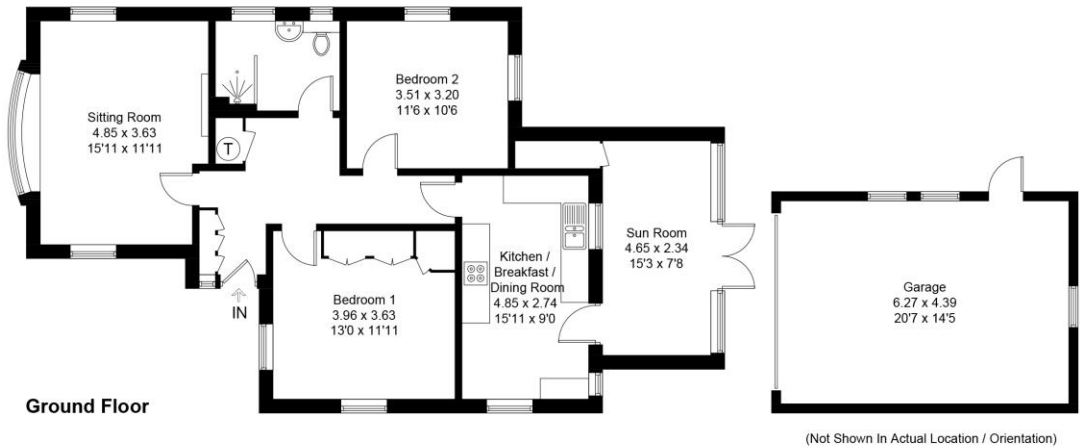
## DESCRIPTION

18 Overdown Road is a superb, detached, two-bedroom bungalow set in delightful gardens in a quiet location. The front door opens into a spacious entrance hall with space for occasional seating or storage, an airing cupboard and doors to all other rooms. The triple aspect sitting room has a large bay window to the front and a fireplace. The kitchen breakfast room, toward the rear of the property, has a range of fitted storage units and space for appliances, room for dining, and a door through to the sunroom. There are two double bedrooms; bedroom 1 with a window to front and side and a range of fitted wardrobes, and a further dual aspect double bedroom with windows to rear and side. The wet room has a large walk-in shower, a W.C. and wash hand basin. The sunroom which runs across the rear of the bungalow has a large, walk-in storage cupboard and offers a further space for dining or seating with views over the gardens and double doors to access it. Both front and rear gardens are real features of the property, having been well-maintained. The rear garden is mainly laid to lawn with mature boundaries to two sides; a terrace adjacent to the rear of the bungalow which runs round to the summerhouse in the rear corner. There is also a greenhouse and a door to the side of the 20ft x 14ft garage which also has an up and over door to the front. There are gates on both sides of the property giving access to the front, where there is a further lawn with pretty boundaries and a driveway offering parking for several vehicles.



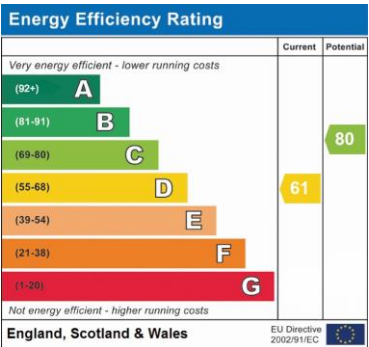
FLOOR PLAN:

Approximate Gross Internal Area = 89.8 sq m / 966 sq ft  
Garage = 27.5 sq m / 296 sq ft  
Total = 117.3 sq m / 1262 sq ft



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